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I. INTRODUCTION AND PURPOSE

People have found that new development can have a substantial impact on the character of the area in which it is located. Some harmful effects of one land use upon another can be prevented through zoning, subdivision controls, and housing and building codes. Other aspects of development are more subtle and less amenable to exacting rules of thumb declared without regard to specific development proposals. Among these are the general form of the land before and after development, the spatial relationships of the structures and open spaces to proximate land uses, and the appearance of buildings and open spaces as they contribute to an area as it is being developed. Such matters require the timely exercise of judgment in the public interest.

Design Standards and Design Review processes are becoming increasingly common in California, as many cities and counties find they are an excellent way to coordinate individual buildings or projects, which were often constructed at different times, into a harmonious whole. Placer County stands at the threshold of increased development pressures which will either act cohesively to enhance the physical environment or continue to create the suburban sprawl common to urbanizing counties.

Areas similar to Placer County which have adopted design review have direct benefits in the form of pleasant environments for living and working, preservation and maintenance of land and property values and, thus, increased tax revenues to the county from improved property conditions, and retardation or prevention of development of slum or blighted areas. They have also found indirect results in the beneficial influence of pleasant environments on behavioral patterns and increased dollar volume of commercial activity.

The County Board of Supervisors find that excessive similarity or dissimilarity, inappropriateness or poor quality of design in the exterior appearance of buildings erected in any community affects the desirability of the immediate area and neighboring areas for residential and business purposes. By so doing, the poor design impairs the benefits of occupancy of existing property in such areas, prevents the most appropriate development of such areas, produces degeneration of the property in such areas with attendant deterioration of conditions affecting the health, safety, comfort and general welfare of the inhabitants of the County of Placer, and destroys the proper relationship between the taxable value of real property in such areas and the cost of municipal services provided thereto. It is the purpose of the Design Review Process to prevent these and other harmful effects of such exterior appearances of buildings erected in any specific zoning districts and thus to promote and protect the health, safety, comfort and general welfare of the community, to promote public convenience and prosperity, to conserve the value of buildings, to promote energy conservation, and encourage the most appropriate use of land within the County of Placer.

Design Review is the means by which a community can assure itself of development which is in harmony with the character and quality of the environment that the County finds desirable to foster. The method is to guide what is constructed in Placer County in ways not now covered by building codes and zoning ordinances, and to do so within the framework of Placer County's government. The Placer County Planning Division sees this manual being of assistance to developers and their design teams. One intent of these guidelines is to remove as much design discretion as possible at the staff level so that developers can assess for themselves, prior to submittal, their chances of approval. The manual is made up of guidelines and standards. Standards are used only where they exist within County Ordinance and are repeated here because they relate to a specific design discussion. The "Guidelines" are discretionary, and a project which follows these "guidelines" is assured of a favorable review by staff. Projects that do not follow the "guidelines" will be subject to higher levels of discretion at the staff level. Applicants are encouraged to go far beyond these guidelines with individual projects.

In order to provide greater clarity to the guidelines, the following terms are defined as:

- ✓ **Consider** - Design criteria that should be thought about during the design process.
- ✓ **Should** - Required unless there are sufficient reasons, based on the overall design concept that the criteria should not be imposed.
- ✓ **Shall** - Generally required except under extraordinary conditions particular to a given project or site.

In some cases the special nature of a project, or area within which a project is located, may cause the County to apply these guidelines (or a portion thereof) in a less stringent fashion. A different level of compliance may be appropriate due to existing surrounds, reasonable market expectations, projected traffic patterns, existing development standards, the ability of a project to support the expense associated with improvement, or other special features of the site or business. Similarly, projects to be developed in economically depressed areas or areas being redeveloped after a long period of inactivity may be reviewed with a different level of compliance with the guidelines in mind. As stated in the county's Design Review Ordinance (Section 17.52.070(D)(3) the Granting Authority has the discretion to decide "that a review of any one of these items (landscaping, buildings, walls, etc.) is unnecessary in the specific case being reviewed."

The Design Guidelines Manual is a document which can be used by developers, their designers, the Design/Site Review Committee, County staff and the Planning Commission in working toward positive community images which make Placer County more cohesive and attractive to shoppers, residents, and builders of quality developments. This, in turn will act as a catalyst to stimulate further private sector investment. The graphics included herein are not intended to encourage specific building styles, only to provide examples or to address specific issues.

In this light, the developer is encouraged to read through and consider the concepts presented here. Good design will always be accepted in Placer County, and this manual provides a sound basis for such design. The County welcomes the opportunity to work with you in planning and designing your project.

II. DESIGN GOALS AND OBJECTIVES

A. INTRODUCTION

The purpose of this section is to articulate the Goals and Objectives for the western area (the areas west of Baxter) of Placer County and outline the foundation for subsequent sections of this design manual.

There are many ways to state design goals and objectives that a County may have. The following are offered as the policy framework for western Placer County.

Many times Goals and Objectives are confused. The following is offered for gaining insight into building what is known as a "policy framework".

Goals are broad statements that define the County's hope for the future. They are general in nature and do not indicate when and how these goals are to be accomplished.

Objectives are statements of intent that generally guide future decisions in specific topic areas.

B. OVERALL STATEMENT

Goal: To promote visual environments in the communities of western Placer County which are of high aesthetic quality, offer variety in developing community design images reflective of community heritage, and in some cases maintain an overall rural continuity, while in others to identify an appropriate urban design theme.

C. DESIGN GOALS

1. To promote architectural variety and diversity within an overall sense of context for mass, scale, and material with existing quality development types.

2. To maintain and enhance the existing rural or village character of the various communities in western Placer County.

3. To safeguard and preserve the natural waterways and riparian habitat.

4. To improve the pockets of freeway commercial zones(along Interstate 80) within western Placer County to emphasize compatibility with the particular community in which it is located versus the 'generic' highway commercial architecture so common along major highways.

5. To diminish the deleterious effects that new commercial/industrial development may have on the integrity of the surrounding rural-residential areas.

6. To encourage significant landscape corridors along major community arterials which enhance the rural or village lifestyle.

7. To focus the attention of these design guidelines on the commercial and industrial areas and multi-family residential subdivisions on the major vehicular arteries within the unincorporated communities of western Placer County.

8. To encourage well designed retail and service uses which would attract local patrons.

9. To create a pedestrian "village" scaled environment with high levels of amenity for workers, shoppers, and visitors and particular attention to pedestrian circulation.

10. To encourage and provide for traffic movement without compromising the rural or semi-rural village environment.

11. To establish and enforce design standards which will give the County and private property owners/developers a tool to achieve the highest architectural, functional and environmental quality.

12. To take advantage of the best available energy technology by maximizing the energy efficiency of all buildings and structures.

13. To identify and enhance natural site characteristics.

D. DESIGN OBJECTIVES

1. **Compatibility** - The organization and placement of buildings, access, parking areas, open space and the like, should be based upon an analysis of a site's characteristics and influences. Buildings should be located to take best advantage of the site's natural topography, drainage, existing vegetation, and related natural features whenever possible and in consideration of adjoining sites needs and context.

2. **Infill Development** - The compatibility of proposed "infill" (new development situated between older, existing structures) development should relate to the site's existing surroundings with regard to proportion, mass, scale, texture and color.

3. **Circulation** - Site design should minimize automobile and pedestrian conflicts and create parking areas that are as unobtrusive as possible. Efficient vehicular ingress, egress and through circulation is important for all development.

4. **Commercial Development** - Promote new development along freeway edges which provide quality business environments with adequate provisions for privacy, landscaping, signs, and compatible architectural solutions. The development should not detract from the character of the community in which it is located.

Promote quality neighborhood commercial developments which address local critical design issues such as signs, architecture, parking and landscaping consistent with guidelines and standards contained herein.

5. **Industrial Development** - Promote quality industrial development within the County's industrial areas with adequate provisions for screening landscaping, signs, architecture, parking, lighting, and grading.

6. **Residential Development** - Support single and multi-family planned developments which avoid a sterile, monotonous environment while:

   - ✓ maintaining a consistent internal design image;
   - ✓ providing a maximum amount of open space;
   - ✓ enhancing the landscaping of vehicular corridors by exceeding minimum landscape standards;
   - ✓ being compatible with the context of existing, well designed, residential development.

7. **Master Planning** - Promote Master Planning within phased projects so that problems with circulation on-site can be addressed during the Design/Site Review stage to also include:

    - ✓ drainage
    - ✓ circulation
    - ✓ parking
    - ✓ grading
    - ✓ building arrangement
    - ✓ landscaping

III DEVELOPMENT SUBJECT TO DESIGN REVIEW

A. DEVELOPMENT SUBJECT TO DESIGN REVIEW

All commercial multi-family, and industrial development (new and rehabilitation) located within the Dc (Design Scenic Corridor) zoning district in the communities of western Placer County are subject to all the design guidelines/standards contained herein*. Within 30 calendar days of the filing of a complete application, the Placer County Design/Site Review Committee shall render a decision determining whether such application conforms to the Design Guidelines and other applicable County requirements. The Design/Site Review Committee is composed of representatives from the Departments of Planning, Public Works, and the Division of Environmental Health.

An applicant who desires to change only a portion of his existing building may comply with all guidelines related to the portion changed and to directly related potions. In the event that proposed modifications affect more than 60% of any façade visible to public parking areas or the public right-of-way, or the Design/Site Review Committee determines that the proposed changes are significant, the applicant shall be required to comply with all portions of the design guidelines for the entire façade and all landscaping/signs on the site.

* *Placer County has two other design control districts, Design Historic (Dh) and Design Sierra (Ds) that also require design review. Separate design documents have been adopted for the (Ds) and (Dh) districts.*

All of the following shall require design review:

- ✓ Grading and drainage (see Grading Ordinance for specific standards)
- ✓ Lighting
- ✓ Parking and circulation areas
- ✓ Signs (New and Copy changes)
- ✓ Exterior building alterations
- ✓ Painting
- ✓ Fences and walls
- ✓ Landscaping

B. EXEMPTIONS FROM DESIGN REVIEW

The following development activities are exempt from the design review process.

- Demolition (except in the Dh zone district)
- All interior changes, alterations, and construction
- Single family residences (except in the Dh zone district and the parcels fronting Squaw Valley Road)
- Replacing materials and colors already approved in design review, including but not limited to: painting, siding, roofing materials, fencing, and landscaping.
- The design review Granting Authority may determine that a review of any one of the components of design review is unnecessary in the specific case being reviewed.

C. APPEALS

The applicant may appeal any decision or condition(s) for a project made by the Design/Site Review Committee to the Planning Commission. A notice of appeal shall be submitted to the Planning Department within ten days of the Committee's action and accompanied by a non-refundable filing fee.

IV. DESIGN CRITERIA/GUIDELINES

E. COMMERCIAL

1. CRITERIA FOR ALL COMMERCIAL DEVELOPMENT

a. General Commercial Principles for all Developments

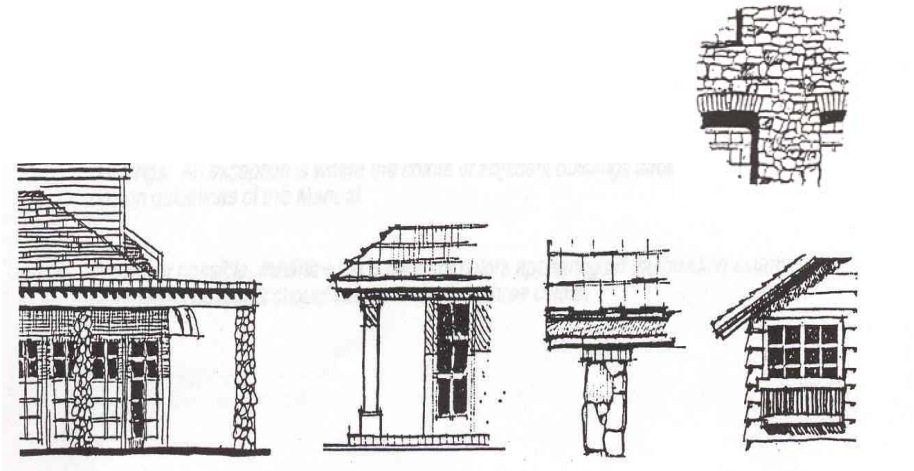
The following section provides numerous written and illustrated design directions related to the basic quality of commercial building architecture, color, and scale. This portion of the manual addresses each of these elements in general terms and establishes the basic principles which are expanded upon in much more detail through the application of the following "specific architectural guidelines." This section "paints the overall picture" for the design principles felt to be important in Placer County. They should not be viewed as standing alone, but rather in concert with the more specific guidelines found in the subsequent sections of this manual.

Each guideline should be considered for how it applies to a given project. The illustrated examples are intended as images which communicate ideas and should not be viewed as design solutions necessitating strict adherence.

1) Desirable Elements

The qualities and design elements for commercial buildings that are most desirable include:

- ✓ richness of surface and texture
- ✓ significant wall articulation (insets, canopies, wing walls, dormers, etc.)
- ✓ multi-planed, pitched roofs
- ✓ roof overhangs regular or traditional window rhythm
- ✓ articulated mass and bulk
- ✓ interesting and articulated wall surfaces



Utilization of numerous desirable architectural elements.

2) Undesirable Elements

The elements to avoid or minimize include:

- ✓ highly reflective surfaces
- ✓ large black, unarticulated wall surfaces
- ✓ unpainted concrete precision block walls
- ✓ reflective glass
- ✓ corrugated metal siding on the main façade
- ✓ plastic siding
- ✓ irregular, modernistic window shapes and rhythm
- ✓ square "boxlike" buildings
- ✓ standing seam metal walls on the main facade
- ✓ mix of unrelated styles (i.e. rustic wood shingles and polished chrome)

3) Height

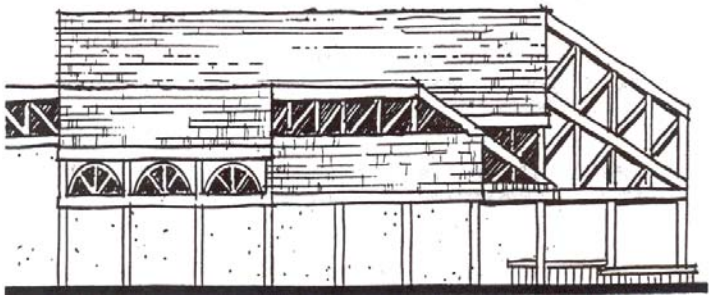
Building heights should relate to open spaces to allow maximum sun and ventilation, protection from prevailing winds, enhance public views of surrounding rural hillsides and minimize obstruction of view from adjoining structures.

Height and scale of new development should be compatible with that of surrounding development. New development height should "transition" from the height of adjacent development to the maximum height of the proposed building.

4) Bulk

Large buildings which give the appearance of "square box" buildings are generally unattractive and detract from the overall scale of most buildings in western Placer County. There are several ways to reduce the appearance of excessive bulk in large buildings.

- ✓ Vary the planes of the exterior walls in depth and/or direction
- ✓ Vary the height of the buildings so that it appears to be divided into distinct massing elements.
- ✓ Articulate the different parts of a building's façade by use of color, arrangements of façade elements, or a change in materials
- ✓ Use landscaping and architectural detailing at the ground level to lessen the impact of an otherwise bulky building.
- ✓ Avoid blank walls at the ground floor level. Utilize windows, wall articulation, change in materials or other features.



This shows a good example of articulated massing.

5) Scale

Scale, for purposes here, is the relationship between building size and the size of adjoining permanent structures. It is also how the proposed building's size relates to the size of a human being. Large scale building elements will appear imposing if they are situated in a visual environment of a smaller scale as is typical in Placer County.

- ✓ Building scale can be reduce through window patterns, structural bays, roof overhangs, siding, awnings, moldings, fixtures, and details.

- ✓ The scale of buildings should be carefully related to adjacent pedestrian areas, streets, and buildings.

- ✓ Large dominating buildings should be broken up by: 1) landscape materials; 2) adding awnings, eaves, windows, or other architectural ornamentation; 3) creating horizontal emphasis; and 4) use of combinations of complementary colors.

- ✓ Utilize "infill" structures to create transitions in bulk and scale between large buildings and adjacent smaller buildings.

6) Color

Color can dramatically affect the visual appearance of buildings and must be carefully considered in relation to the overall design intent of the building. Color can also affect the apparent scale and proportion of buildings by highlighting architectural elements such as doors, windows, fascias, cornices, lintels, and sills.

Dominant Building Color - Much of the existing color in Placer County is derived from the primary building's finish materials such as brick, stone, wood, stucco, and terra cotta tile. Also dominant are earth tones which match these natural materials.

- ✓ The dominant color of new buildings should relate to the inherent color of the primary building's finish materials.

- ✓ Large areas of intense white color should be avoided. While subdued colors usually work best as a dominant overall color, a bright trim color might be appropriate if it can be shown to enhance the nearby visual environment.

- ✓ The color palette chosen for a building should be compatible with the colors of adjacent buildings. An exception is where the colors of adjacent buildings strongly diverge from the design guidelines of this Manual.

- ✓ Where possible, minimize the number of colors appearing on the building exterior. Small commercial buildings should use no more than three colors.

Accent Colors - Depending on the overall color scheme, an accent color may be effective in highlighting the dominant color by providing contrast or by harmonizing with the dominant color.

- ✓ Primary colors shall only be used to accent building elements, such as door and window frames and architectural details. Bright or intense colors (not including fluorescent colors) can also be used to accent appropriate scale and proportion or to promote visual interest in harmony with the immediate environment.

- ✓ In buildings of a particular historical character or architectural style, exterior color should be similar to buildings of this type. An example would be the use of gray and brown wall colors for Craftsman Style or white with green trim for the farmhouse style.

- ✓ Architectural detailing should be painted to complement the façade and tie in with adjacent buildings.

- ✓ Accent colors for trim should be used sparingly and be limited in number for each building. Accent colors on adjacent buildings should be chosen to complement one another.

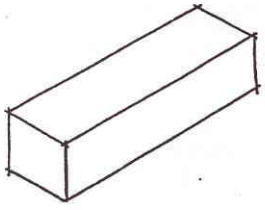
b. **Architectural Design Guidelines**

1) **Exterior Walls**

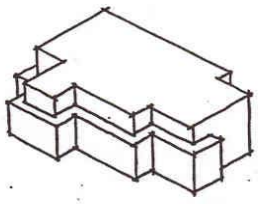
Buildings shall be designed to avoid a simple "boxlike" structure. Horizontal or vertical wall articulation should be expressed through the use of full roofs, projecting wing walls, wall offsets, recessed entries, awnings, roof overhangs, second floor setbacks, or covered arcades.

The following materials are strongly discouraged as primary exterior wall materials:

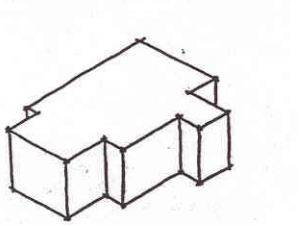
- ✓ natural, unfinished concrete
- ✓ corrugated metal
- ✓ reflective glass
- ✓ standing seam metal walls
- ✓ plywood (painted or otherwise)
- ✓ imitation "rock work" veneers
- ✓ corrugated Fiberglass
- ✓ asphalt shingles
- ✓ illuminated sidings and awnings
- ✓ plastic laminate
- ✓ unmilled, bare aluminum
- ✓ painted white brick
- ✓ unpainted concrete block/precision block



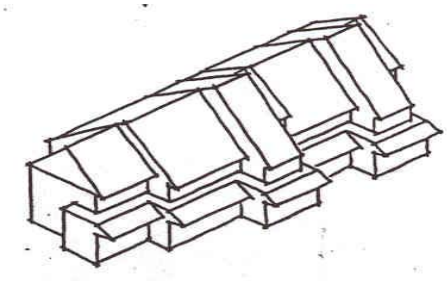
WITHOUT ANY ARTICULATION



HORIZONTAL ARTICULATION ADDED



VERTICAL ARTICULATION ADDED



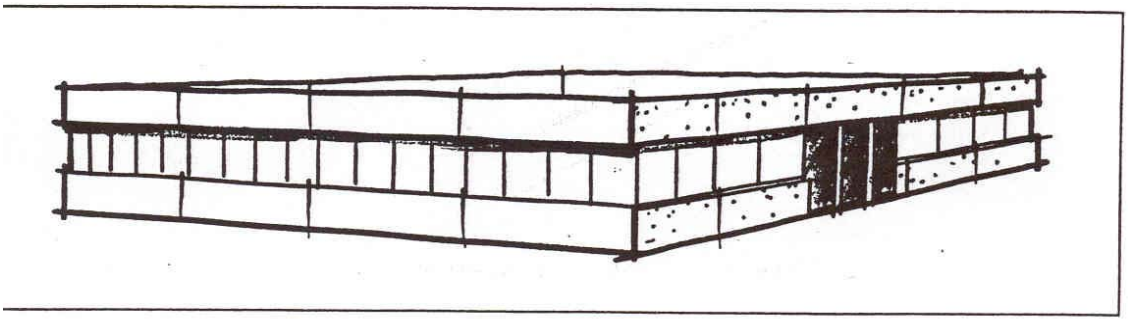
MULTI-PLANNED ROOFS AND WALLS ADD DESIRABLE ARTICULATION

- All building sides should be painted and contain architectural treatment previously discuss in order to meet these guidelines.

- Freestanding buildings with walls at or less than 100 feet from a curb line should not have continuous, visually unbroken walls. The front plane of the wall shall be a maximum of sixty feet in length, at which point horizontal or vertical articulation is required in order to be consistent with these guidelines. This articulation could be established through the use of varying front wall setbacks, multi-planed roofs, second floor setbacks, porches, arcades, awnings, recessed entries, wing walls, roof overhangs, etc.

- Freestanding buildings should exhibit a minimum of a one to one "void to solid" ratio on at least one building façade. This means that the storefront shall be at least 50% wall to 50% window or door opening. The remaining wall shall be articulated in some manner.

- Strip retail commercial storefront construction should provide a minimum 60% open exposure to the street. This exposure can be achieved through the use of windows, glass doors, or open facades. Storefronts employing more than 40% solid, opaque wall are generally unacceptable.



Unarticulated walls over 60' long are discouraged

2) Roofs

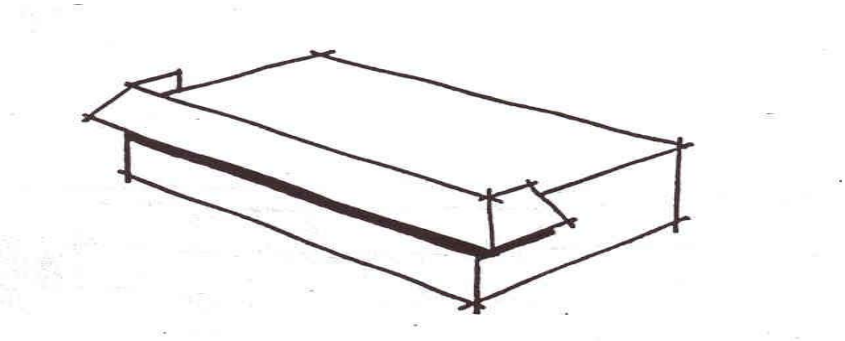
The roofline at the top of the structure shall not run in continuous plane for more than 100' without offsetting or jogging the roof plane in order to be consistent with the guidelines.

Nearly vertical roofs (A-frames) and piecemeal mansard roofs (used on a portion of the building perimeter only) will not meet the intent of the guidelines. Mansard roofs, if utilized on commercial structures, should wrap around the entire building perimeter.

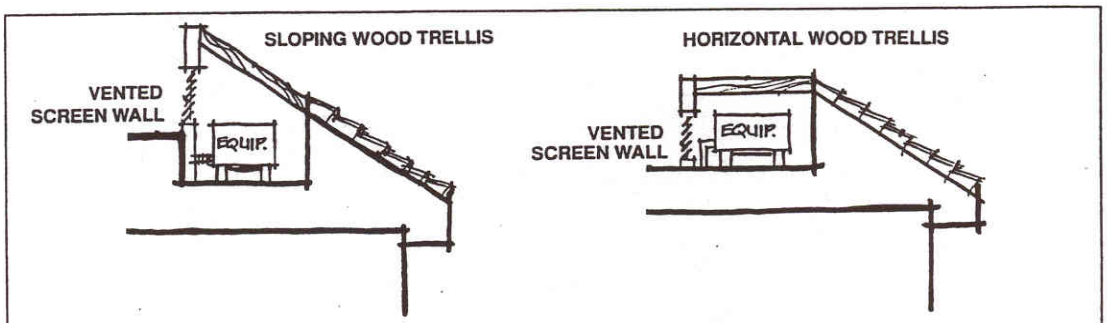
All roof top equipment shall be screened from public view by screening materials of the same nature as the building's basic materials. Mechanical equipment should be located below the highest vertical element of the building.

The following roof materials are strongly discouraged:

- ✓ corrugated metal
- ✓ high contrast or brightly colored glazed tile
- ✓ highly reflective surfaces
- ✓ illuminated roofing



Partial mansard roofs will not meet the intent of these guidelines



Roof screening techniques

3) Color

The dominant color of new buildings should be similar to the inherent color of earth tones found in the area. White is the brightest of colors and should be used only on structures with significant façade articulation creating shades. The following colors are strongly discouraged as primary wall colors:

- ✓ aquamarine
- ✓ bright or hunters orange
- ✓ chartreuse
- ✓ cherry or "fire engine" red
- ✓ chrome yellow
- ✓ all day-glow colors
- ✓ purple
- ✓ turquoise

The following soft earth tone colors are recommended as primary wall colors:

- ✓ almond
- ✓ bluegrass
- ✓ brick
- ✓ burgundy cedar beige
- ✓ chamois
- ✓ cobblestone
- ✓ cordovan
- ✓ cream
- ✓ driftwood gray
- ✓ gray
- ✓ Monterey pine
- ✓ peacock green
- ✓ puce
- ✓ rose quartz
- ✓ topaz

Other colors within the above color scheme may also be acceptable.

4) **Awnings**

General use of awnings along a row of contiguous buildings should be restricted to awnings of the same form and location. Color of the awnings should be consistent and a minimum eight foot vertical clearance is required.

Signage on awnings shall be painted on the awnings themselves and be restricted to the awning's flap (variance) or to the end panels of angles, curved, or box awnings.

Plexiglas, metal, and glossy vinyl awnings are strongly discouraged. Canvas, treated canvas, matte finish vinyl, and fabric awnings are encouraged.

Internally lit awnings will not meet these guidelines.

Place awning signs on valance only

c. **Site Planning**

Placement of buildings should consider the existing built context of the commercial area, the location of incompatible land use, the location of major traffic generators as well as an analysis of a site's characteristics and particular influences.

1) General Design Principles

- Buildings should be sited in a manner that will complement the adjacent buildings. Building sites should be developed in a coordinated manner to provide order and diversity and avoid a jumbled, confused development.

- Whenever possible, new buildings should be clustered. This creates plazas or pedestrian malls and prevents long "barracks-like" rows of buildings. When clustering is impractical, a visual link should be established between buildings. This link can be accomplished through the use of an arcade system, trellis, or other open structure as well as landscaping.

- Locate buildings and on-site circulation systems to minimize pedestrian/vehicle conflicts where possible.

- Service areas should be located to the side or rear of the building. Service areas located in the front of the building are strongly discouraged.

- Service stations/vehicle repair facilities should be designed in the reverse or backup mode (reverse orientation). Reverse or backup mode requires that the service areas of these facilities be shielded from public view by orienting pump stations and service bay openings away from adjacent street(s).

- Recognize the importance of spaces between buildings as "outdoor rooms" on the site. Outdoor spaces should have clear, recognizable shapes that reflect careful planning and are not simply "left over" areas between buildings.

- Freestanding, singular commercial structures should be oriented with their major entry toward the street where access is provided, as well as having their major facade parallel to the street.

- Building and parking areas should be designed to conform with the natural terrain of the land to ensure that the least amount of site disturbance occurs.

- The spatial relationship of buildings should provide for and promote pedestrian access.

2) Setback Standards

To ensure the functional enhancement of major streets and safety of the traveling public as it pertains to adequate visibility, approval shall not be given for any building or structure to be located within the designated building setback of a major street as established by zoning, the building code, or road plan lines. Certain setbacks relating to septic tanks, leach fields, and wells can also affect design.

- Building setback lines are established by the Placer County Zoning Ordinance for front, side, and rear yard provisions depending on the particular use and its zoning designation.

3) Open Space

Open space for purposes of these design guidelines is considered the portion of the lot where there are no buildings, parking, or area included in required setbacks. These areas shall either be fully landscaped or hardscaped in a decorative paving material utilizing patterned/colored concrete or pavers.

4) Land Use Buffering

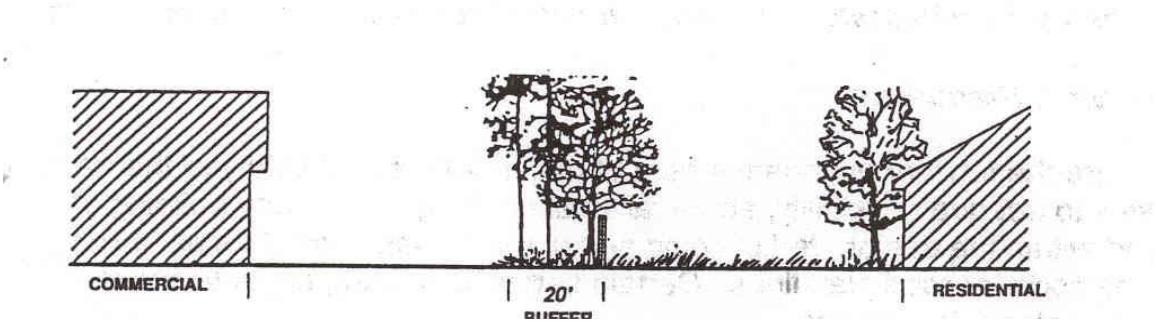
- Commercial development on properties adjoining any residential zone should incorporate the following standards in addition to those standards already specified in the Zoning Code.

- A ten to twenty foot wide fully landscaped areas should be maintained along those Residential Zoning Districts which adjoin commercially zoned properties.

- A six-foot opaque wall should be placed on or just inside the property line. A twenty foot landscape strip area will be provided on the inside of the wall. The wall should be lowered to three feet; however, to allow the adjoining residential property views for traffic safety if necessary (see graphics below).

- Evergreen trees that don't restrict solar access to adjacent lots, having a minimum size of 15 gallons, shall be planted at least 20 feet on center, depending on species, or clustered in equal amounts to screen parking or architecture.

- Pedestrian access is encouraged between different uses as long as any negative impacts are appropriately mitigated.



Commercial/residential land use buffering

5) Landscaping

Refer to the Placer County Landscape Guidelines.

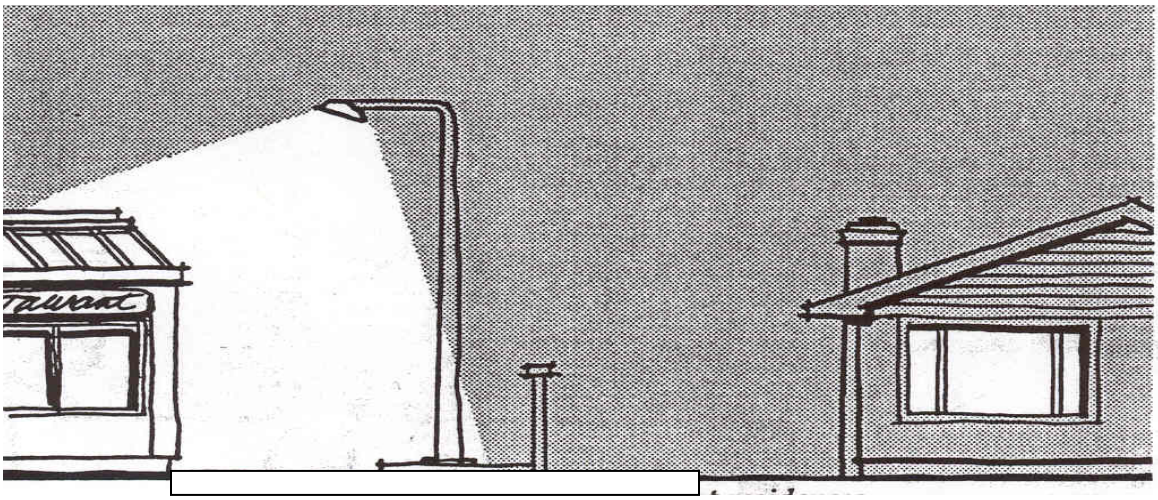
6) Lighting

Maximum height for building and freestanding lighting should not exceed 14'.

If property is adjacent to a residential area or residentially zoned property, the lighting should be screened from these areas.

Lighting shall be directed away from adjacent roadways and shall not interfere with traffic or create a safety hazard.

Upward lighting shall be minimized to the greatest extent possible.



Direct lighting away from adjacent residences

7) Site Grading

Site grading must recognize existing drainage patterns, while functionally solving drainage problems that may exist or result from ground plane alterations during construction. Likewise, site grading should be sympathetic to existing land forms while providing appropriate transition of architectural elements to grade. Site grading should also provide for an uninterrupted flow of vehicular and pedestrian traffic through the development. The plan should direct and provide adequate flow of surface run-off to catch basins while gracefully contouring the land to blend with existing conditions at the boundaries of the site. Existing drainage patterns should not be altered. Abrupt transitions between existing topography and man made cut/fill slopes are discouraged. The Placer County grading Ordinance should be complied with prior to any on-site grading activities.

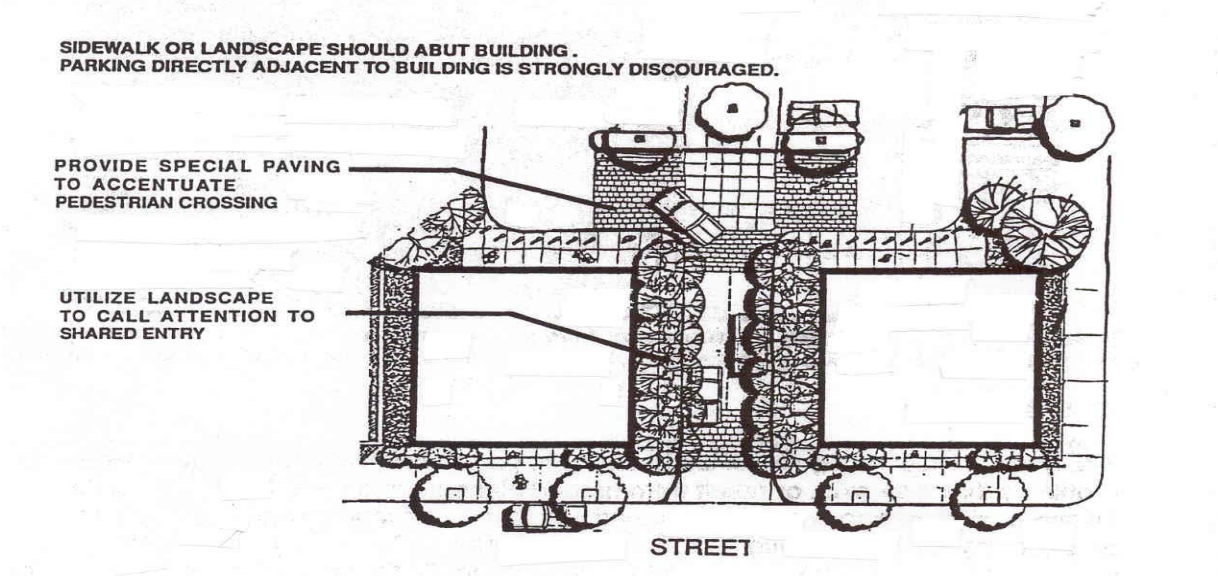
d. Parking and Circulation

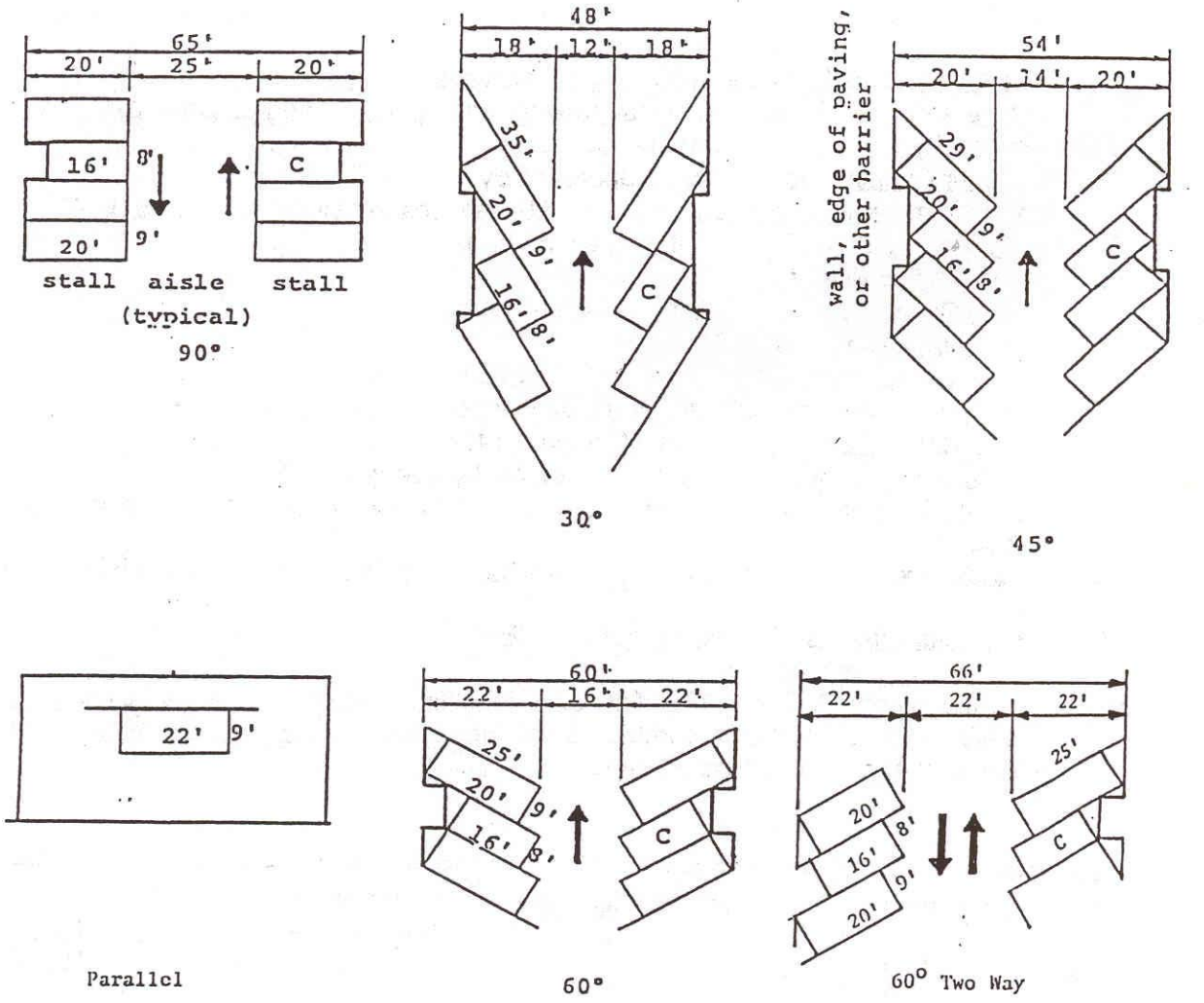
Parking lot design can be a critical factor in the success or failure of a commercial use. In considering the possibilities for developing a new parking area, a developer should analyze the following factors: ingress and egress with consideration to possible conflicts with street traffic; pedestrian and vehicular conflicts; on-site circulation and service vehicle zones; and the overall configuration and appearance of the parking area.

1) General Design Principles

All commercial parking areas shall be designed in accordance with Section 17.54.070 - Design and Improvement of Off Street Parking Spaces of the Placer County Zoning Code and any other parking requirements of the County such as handicapped access, angled parking spaces, etc., unless otherwise stated in this document. Consult the County's Planning and Public Works Department.

Office and Commercial parking lots should be designed utilizing the criteria shown in the following exhibits of sample parking lots.





Aisle width requirements are subject to local fire district approval.

Parking stall length may be reduced by up to 2 feet where conditions permit the overhang of vehicles into 6 or more feet of sidewalk or a minimum of 7' of landscaping.

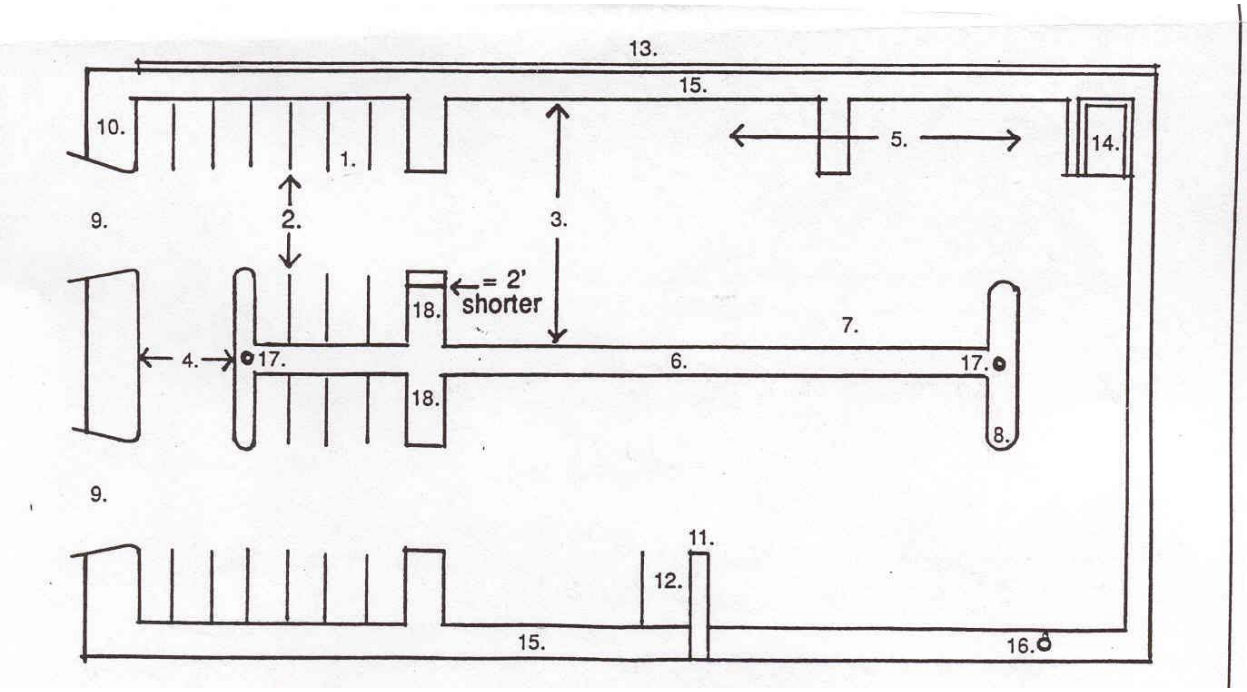
The number of required parking spaces and percentage of compact © spaces are regulated by the Placer County Zoning Ordinance which limits the number of compact spaces (up to 30% if over 20 required spaces are provided).

Except for parallel spaces, most will require wheelstops, curbing, or dike to limit vehicle position.

Bicycle Racks - Parking lots with twenty (20) or more spaces shall provide one bicycle rack for each 20 required parking spaces. **Note**: Each rack shall provide a minimum of four bicycle spaces.

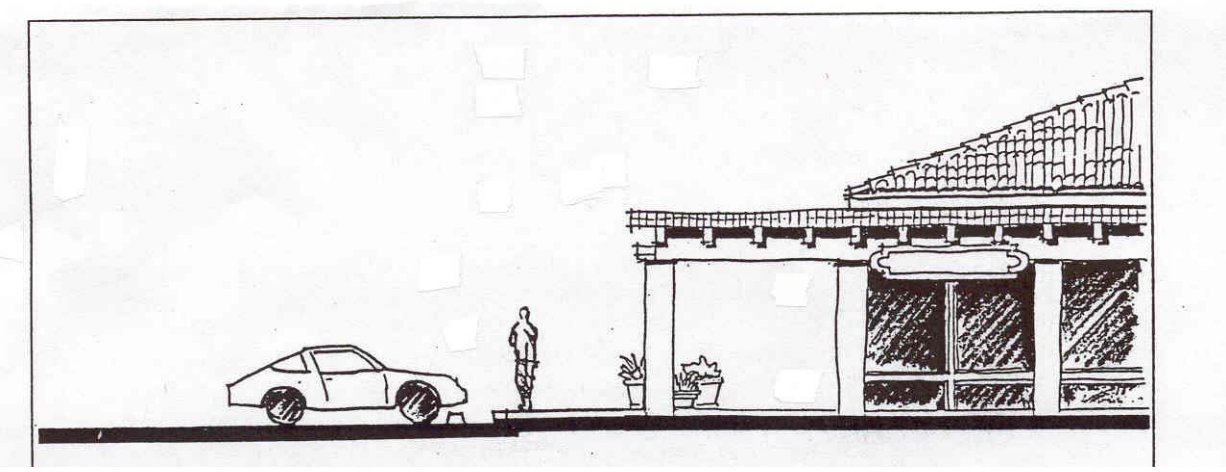
DESIGN CRITERIA

1. Stall Size: Shall comply with Design Standards
2. Drive Aisle: 25’ for perpendicular parking (see pg 23 for angled parking).
3. Inside Curbs: 65’ or 61’ with a 2’ overhang.
4. Interior Circulations: 25’ (or as approved by the Fire Department).
5. Maximum Row Length (until separated by landscaped island or walkway): 90’.
6. Planter Island Width: 5’ (9’ if cars overhang).
7. Curb and Wheel Stop: 2’.
8. Curb Radius: 3’ or half of planter island width.
9. Driveway Apron: 25’ to 35’.
10. Front Setback (first parking space from curb line):40’.
11. Ramp (may be included adjoining handicapped space): 5’.
12. Handicapped Space (with identification): 14’ x 20’.
13. Perimeter Wall (when adjacent to residential property): 6’-0’.
14. Trash Storage: Areas shall be of solid construction and approved by the local sanitary district
15. Landscaped Area: 5’ min.(7’ if cars overhang. 10-20’ if next to a residentially zoned lot).
16. Fire Hydrants: as required by local fire district.
17. Light Standards: as required.
18. Planter Island: A planter island should be located a minimum of every 10 stalls. The planter island should have a 6” curb installed around the edge and be landscaped.



Parking lot plans should incorporate the following as required:

- Dimensions for internal space, vehicle circulation and landscaped areas
- Curbing, stall marking, signing, pedestrian crossings, and other vehicular devices
- Location of lighting fixtures
- Location of trash enclosures
- Location of drainage inlets
- Location of fire hydrants
- Location of landscaped areas
- Material design of perimeter walls
- Transformers (where locations can be determined at the Design Review stage)
- Bike racks
- Spot elevations
- All off-street parking facilities including access aisles and driveways shall be surfaced with asphalt or concrete. Such surfacing, as well as striping and directional markings shall be maintained in good condition at all times. All off-street parking facilities shall be suitably sloped, not to exceed 6%, and drained and shall be surfaced with a material adequate for the traffic expected, per County standards.
- If future expansion is expected, space must be reserved for future parking
- Whenever a driveway is abandoned, the owner should remove all driveway pavement, replace the curb, and landscape the area to match the adjacent landscaping.
- Any on-street parking shall not count in meeting parking spaces required.
- Parking areas should be separated from buildings by either a raised concrete walkway or landscaped strip with a six inch curb. Situations where parking spaces directly abut the buildings must be avoided in order to meet the guidelines.



Parking spaces shall be separated from walkways with a curb.

2) **Parking Area Design**

- All parking spaces should be clearly and permanently outlined on the surface of the parking facility.

- Handicapped parking stalls shall be so located that a handicapped person is not compelled to wheel or walk behind parked cars other than their own. Also, the path of travel from the parking area to the building area for handicapped persons shall not exceed a maximum slope of 1:12.

- Up to thirty percent (30%) of all required parking stalls may be devoted to compact car use. Minimum stall dimensions shall be 8' in width and 16' in length and marked for compact cars. Compact stalls shall not be clustered with more than two stalls together.

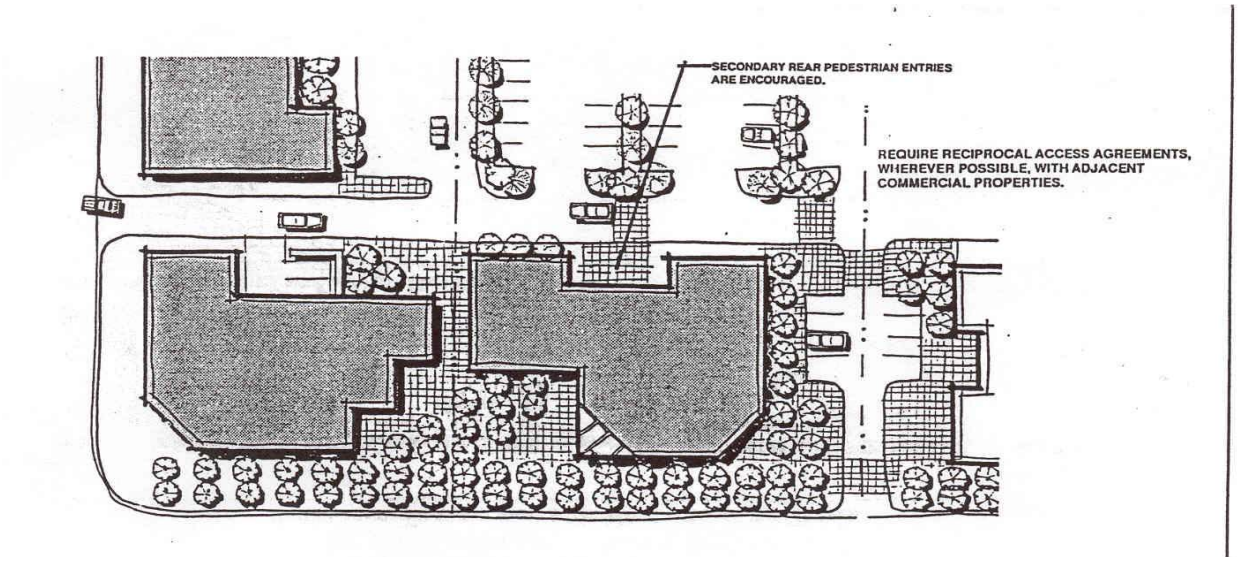
- Parking lot design should provide for connection to adjacent parcels where uses are compatible and said connection is practical.

- Locate parking area to the sides and rear of buildings whenever possible.

- Parking facilities shall be designed in such a manner that any vehicle on the property will be able to maneuver as necessary so that it may exit from the property traveling in a forward direction.

- Off-street parking facilities should be designed for ease of circulation within a project and so that a car within a facility will not have to enter a street to move from one location to any other location within the same parking facility.

- Parking areas which accommodate a significant number of vehicles should be divided into a series of connected smaller lots. Landscaping and offsetting portions of the lot are effective in reduction the visual impact of a large amount of parking.



Effective pedestrian/parking relationships

3) Entry Location/Design

- Where a corner location is being developed, locate parking lot entries on side streets (or the less busy street) to maximize landscaping and minimize pedestrian/vehicular conflicts. Where this is not possible (mid-block location), design the major street site entries with an appropriately patterned concrete or pavers to differentiate it from the sidewalks. Pavers are not allowed within the right-of-way (ROW).

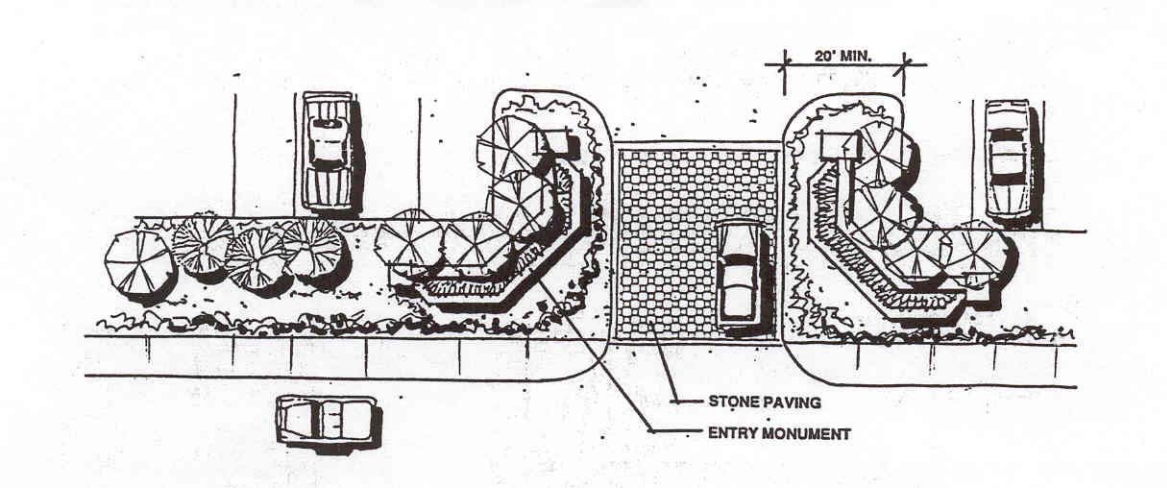
- Parking access points, whether located on major or side streets should be located as far as possible from street intersections.

- Encourage development projects to incorporate reciprocal access easements for internal vehicular movements.

- Link individual projects and parking areas with on-site driveways which are clearly identified and easily recognized as connectors.

- Where parking areas are connected, interior circulation should allow for a similar direction of travel and parking bays in all areas to reduce conflict at points of connection.

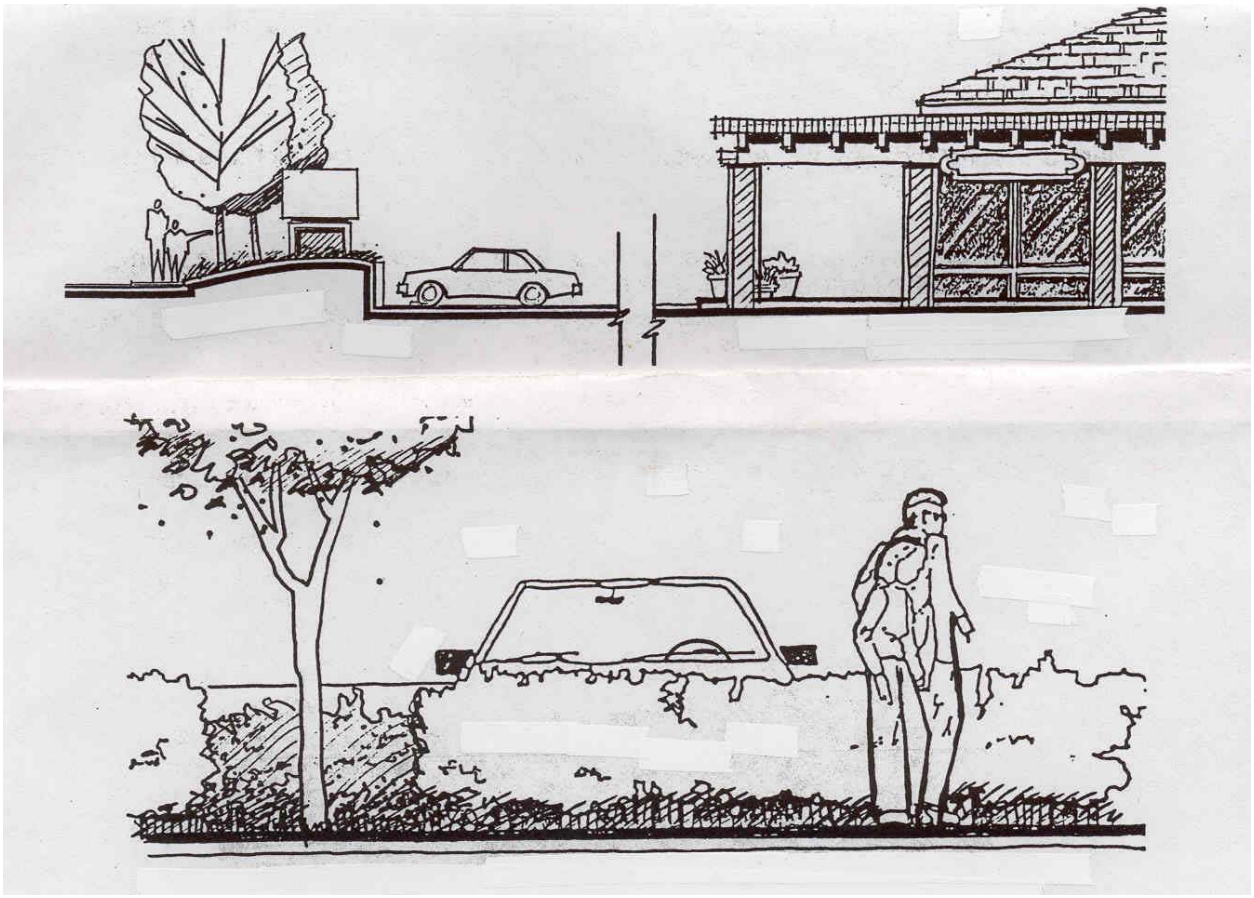
- Access roads and/or driveways for commercial developments should be located at least 200 feet apart and at least 150 feet from any major street intersection. Also, access drives and/or driveways should be located a minimum of 10 feet from property lines.



5) Screening

- Where practical, lowering the grade of the parking lot from existing elevations may aid in obscuring views of automobiles or service areas while promoting views of architectural elements.

- Utilize a 36" high opaque wall or landscaping to screen parking at the street periphery. A combination of walls, berms, and landscape materials is highly recommended.



Examples of effective screening

6) Style

- Although no particular style is suggested in the general guidelines, use a clear consistent design solution. Avoid confusion of forms, scales, materials, and details.

- Avoid mixing dissimilar styles, i.e. rustic wood shingles and polish chrome or a colonial front on a large rectangular building.

2. SPECIFIC COMMERCIAL ARCHITECTURAL GUIDELINES

a. Freestanding Buildings

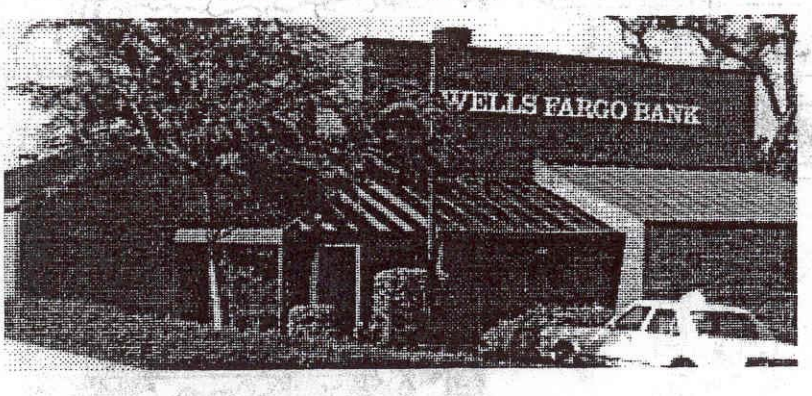
1) Design Issues

This category includes buildings housing a single use (possible two) which are designed to stand apart from adjacent buildings. These buildings may range in size from the tiny fast food drive-in to a massive lumber company. Since various uses within freestanding buildings have different design problems or opportunities, these nuances are included.

There are several design issues related to freestanding buildings which are not shared by the other categories:

- Freestanding buildings generally are viewed from all sides so that landscaping and building materials must be considered on all sides of the buildings.
- Freestanding buildings have more opportunities for creative design since the design is directed toward a single use.
- Freestanding buildings have more opportunity for signs, but signs can easily overwhelm the building.
- A freestanding building usually has its own parking lot typically with its own access point(s) and often is segregated from adjacent lots.

EXCELLENT USE OF MULTI-PLANED, PITCHED ROOFS

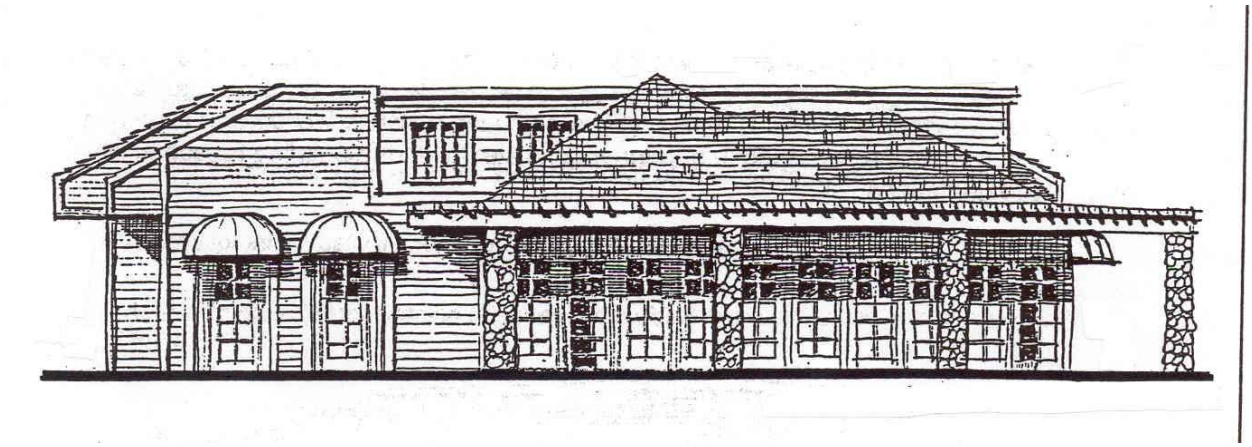


ROOF OVERHANG AND
SIGNIFICANT DETAIL EMPHASIZE BUILDING ENTRY

SIGNIFICANT VERTICAL WALL ARTICULATION UTILIZED

2) Design Guidelines

Use Distinctive Massing - Food service establishments, offices, and financial institutions offer the best opportunity for varied building massing and such variation is encouraged to add interest to the environment



Use Intimate Scale - Commercial establishments, offices, and financial institutions emphasize personal service as their primary products. These structures shall reflect personal service by their architectural design which provide intimate people oriented scale in entries and interior spaces. Building components such as windows, doors, and decorative trip should emphasize the intimate scale in coordination with each other and the building scale.

Limit Visual Impression of Height - The maximum height of proposed projects shall be consistent with the established zoning. However, commercial establishments should limit the visual impression of height by use of roof treatments, varying the plane of exterior walls and/or stepping back upper floors where feasible.

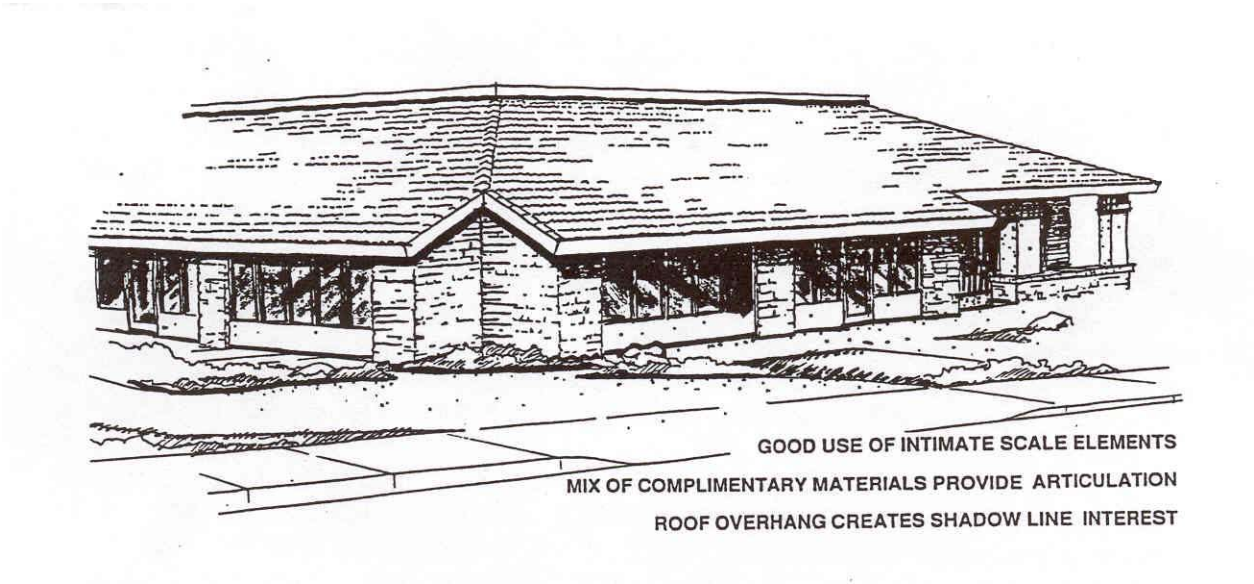
Design for Public View - Each wall surface of a freestanding establishment which is visible to the public will be treated as a primary façade and will be designed for public view (i.e. public streets, right-of-ways, alleys, public parking areas, parks, etc.)

Landscaping and screening of areas needed for services, such as deliveries or trash collection is strongly encouraged. Other appurtenances such as ground mechanical units, utility boxes, back flow prevention devices, and similar equipment shall either be screened or blended with surrounding area.

Use Varied Textures - New buildings are encouraged to include alternative treatments where these promote an intimate scale particularly wood shingles, clapboard, or board and batten siding. The textures should be limited to one or two primary materials with roofs and glass making up the remainder of textural variety.

Use Related Colors - Buildings shall be reviewed in terms of colors used. Colors used on the proposed commercial building shall be related to those dominant in the immediate sphere. The use of all earth tones (not just shades of brown) indigenous of western Placer County are strongly encouraged.

Screen Mechanical Equipment - All rooftop mechanical equipment should be located at a distance from the edge of the building so as not to be visible from the pedestrian level or from adjacent roadways. If such units must be placed in a visible location for functional reasons, they must be screened in a manner consistent with the building façade in order to meet these guidelines.



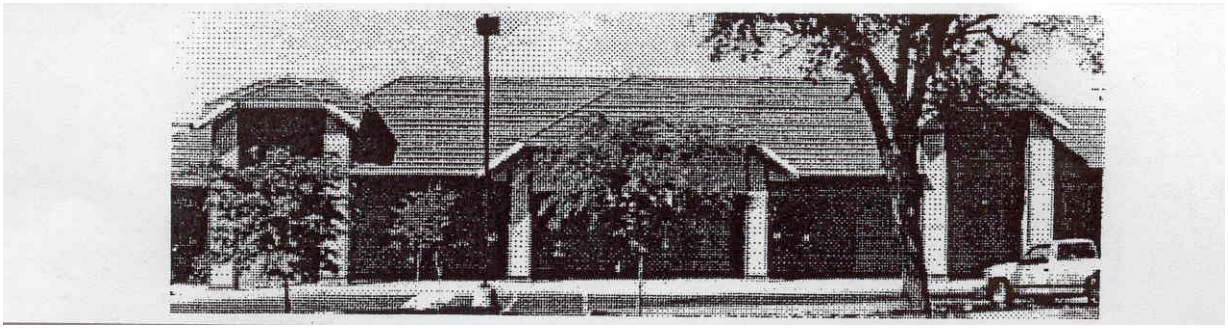
b. Strip Commercial Centers

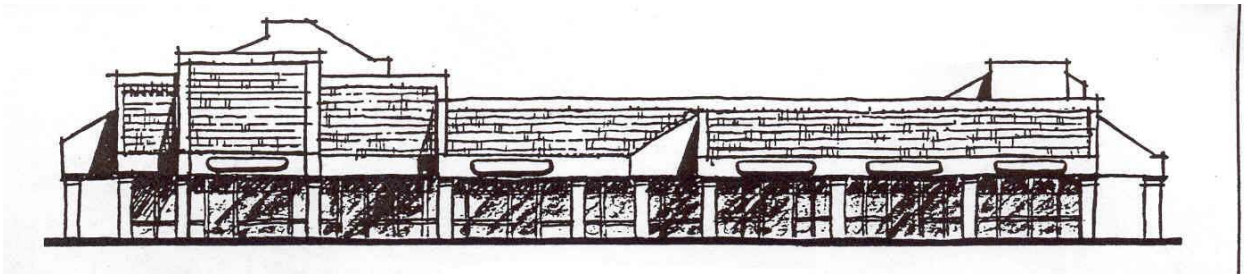
1) Design Issues

This category includes buildings housing more than two uses or tenants which are designed as a single unit oriented to a parking area. In responding to the needs of individual tenants, these buildings often have the greatest problems with maintaining consistency in material and signage.

Design issues associated with strip developments include:

- providing storefront visibility and access for a number of tenants.
- providing signage identifying a number of different tenants.
- establishing individually in storefront designs or signage.
- providing landscaping to soften the building bulk without hiding signage or architectural "features".
- providing convenient shared parking often located in between the street and the primary facade.



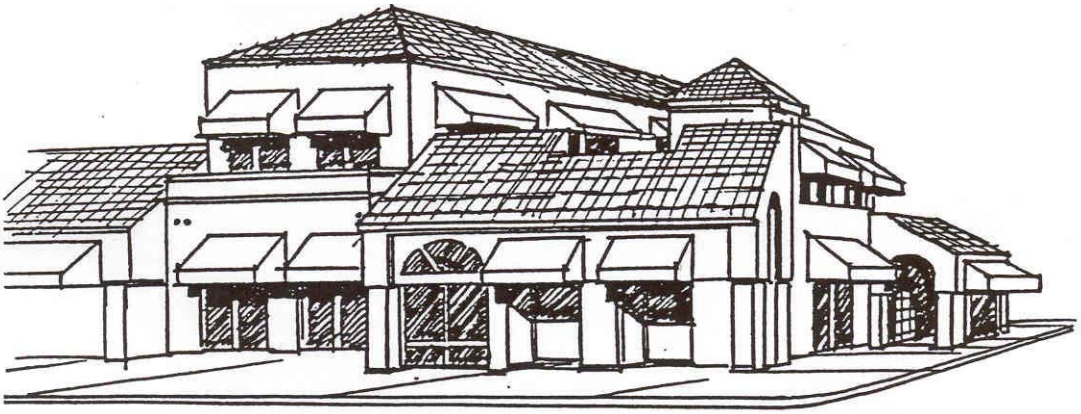


Architectural variety adds interest

2) **Design Guidelines**

Use Similar Massing - The massing of new strip developments will result in a change from the once monotonous, unarticulated building facades of many older 50's type strip developments. The use of arches, arcades, roof overhangs, full roofs, and varying façade setbacks are strongly encouraged to add variety to the simple block-like massing of many existing strip developments.

Use Consistent Scale - The scale within a strip development shall be consistent throughout the development. Where anchor or major tenants require larger building areas, the larger scale of these units shall be broken-down into units comparable to the predominant unit in the development. The use of vertical focal points such as towers and cupolas are strongly encouraged to emphasize the rural atmosphere of Placer County.



Excellent horizontal and vertical wall articulation

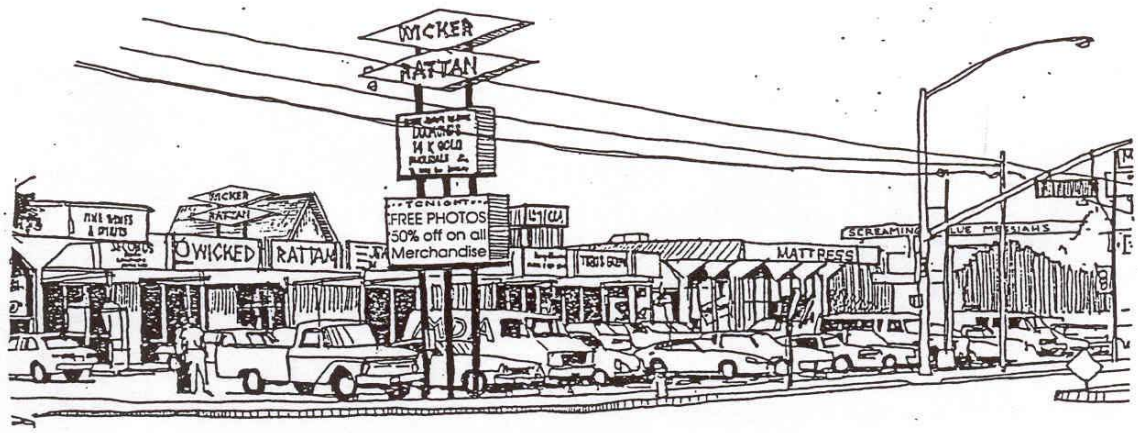
Use Consistent Textures and Colors - All storefronts within a strip development should utilize a consistent palette of materials and textures. While generally this will mean a continuous treatment of the entire strip frontage, it is acceptable to vary individual storefront within a given palette of materials. For example, brick bulkheads under shop windows could alternate with stucco treatments where there is a variation in the plane of the façade which correlates to such changes in materials.

Use Height for Balance - Anchor stores, which are typically taller than the strip stores, can be used to create balance within the development. The placement of anchor stores shall consider the overall effect of balance for the strip.

Limit Emphasis - The height and scale of an anchor store will automatically create an emphasis for the strip development. The use of textures, colors, and materials on the anchor store should be consistent with that of the other stores in the strip to avoid dissimilar massing and proportions.

Maintain Similar Proportions - The proportion of the major elements of a strip development shall be consistent throughout the strip development to meet the guidelines. These elements include windows, doors, and storefront design. For example, if multi-paned windows are used, the entire strip development must use multi-paned windows.

Screen Mechanical Equipment - All rooftop mechanical equipment should be located at a distance from the edge of the building so as not to be visible from the pedestrian level or from adjacent roadway. If such units must be placed in a visible location for functional reasons, they must be screened in a matter consistent with the building façade to meet these guidelines. Many rooftops are also visible from adjacent properties; in such cases, all rooftop equipment should be at least screened from view using opaque walls or other appropriate materials consistent with the building's walls.



This strip commercial design does <u>not</u> meet the intent of these guidelines.

c. Shopping Center Developments

1) Design Issues

This category includes buildings which house three or more uses or tenants which are designed to provide an internal (sometimes enclosed) pedestrian circulation between uses. The difference between these "Shopping Centers" and the previously described "Strip Developments" is that the Shopping Center typically has one tenant with more than 20,000 square feet of floor area. More typically, Shopping Centers may have some of the design problems of strip developments or may have problems with the mixture of mass and scale.

Design issues associated with shopping centers include:

- providing an extensive floor area, often under separate roofs, with covered pedestrian circulation.
- providing special major tenant signage
- locating peripheral pad tenants in a compatible manner
- providing design flexibility for front, single pad, freestanding tenants
- providing substantial shared parking in areas convenient to major entries of the shopping center

2) Design Guidelines

Use Variety in Massing - Due to their large size, shopping center developments tend to provide the visual impression of a very large solid form. Design approaches which break-up this large form will help add variety to the shopping center. Glass fronted entries, glass display windows or cases, and variations to the solid plane of exterior walls will help to reduce the solid form to a more interesting composition of forms.

Provide Intimate Scale - The large scale of the Shopping Center structures and building components tend toward a monumental scale. The scale of building components should provide a more intimate scale where possible. For example, while general shopping center entries may be large and imposing, entries to anchor tenants can employ angled recesses, awnings, roof overhangs, planter boxes, or similar design components to provide a more intimate scale.

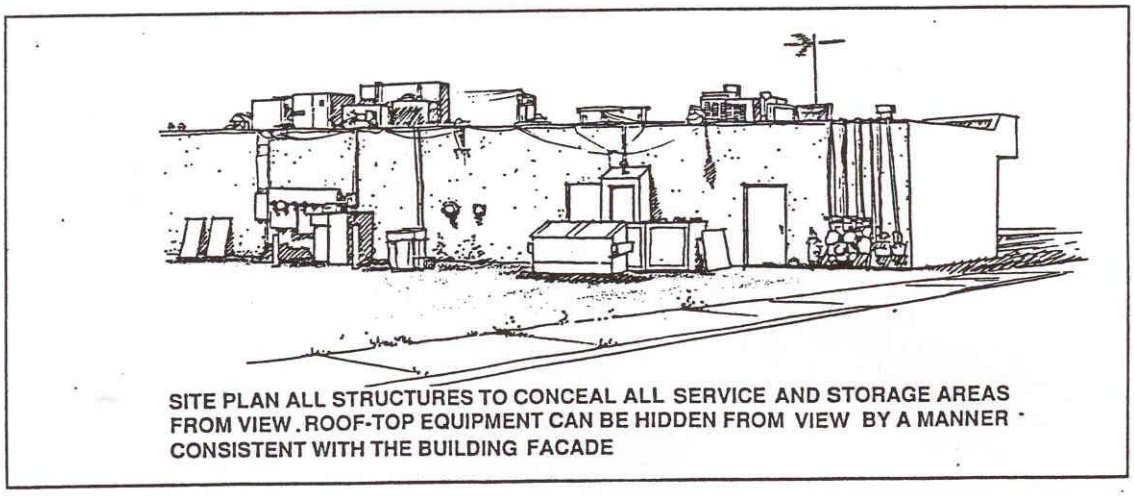
Use Height for Balance - Anchor stores, by their greater mass and height, create emphasis which can be used to create balance within the shopping center development. Anchors may be balanced by other anchors or by design treatments which create asymmetrical balance.

Design for Public View - Lake freestanding buildings, a shopping center development is generally open to public view (streets, ROW, or public parking areas) on all sides. Therefore, each side of the shopping center shall be treated consistently in design and landscaping and maintained in a manner suited to public view.

Use Consistent Textures and Colors - The entire shopping center exterior, including anchor stores, should utilize a consistent palette of textures and colors. This palette may include a range of materials and colors to provide for individuality, but each texture or color shall be repeated in use in such a manner to provide a sense of unity to the whole. For example, an anchor store may use a brick façade while the other facades are stucco, if the use of brick is repeated in planter boxes or entry treatments elsewhere on the tenant store's exterior.

Screen Mechanical Equipment - All rooftop mechanical equipment should be located at a distance from the edge of the building so as not to be visible from the pedestrian level or from an adjacent roadway. If such units must be placed in a visible location for functional reasons, they shall be screened in a manner consistent with the building façade in order to meet these guidelines. Many rooftops in western Placer County are also visible from adjacent properties. In such cases, all rooftop equipment should be screened from view using low walls or other appropriate materials.

Avoid Blank Wall Facades - Peripheral pad tenants have extremely high visibility on all four building walls. All four walls should receive architecturally compatible facades, utilizing similar materials, textures, and articulation. Blank walls without architecturally treatments will not meet these guidelines.



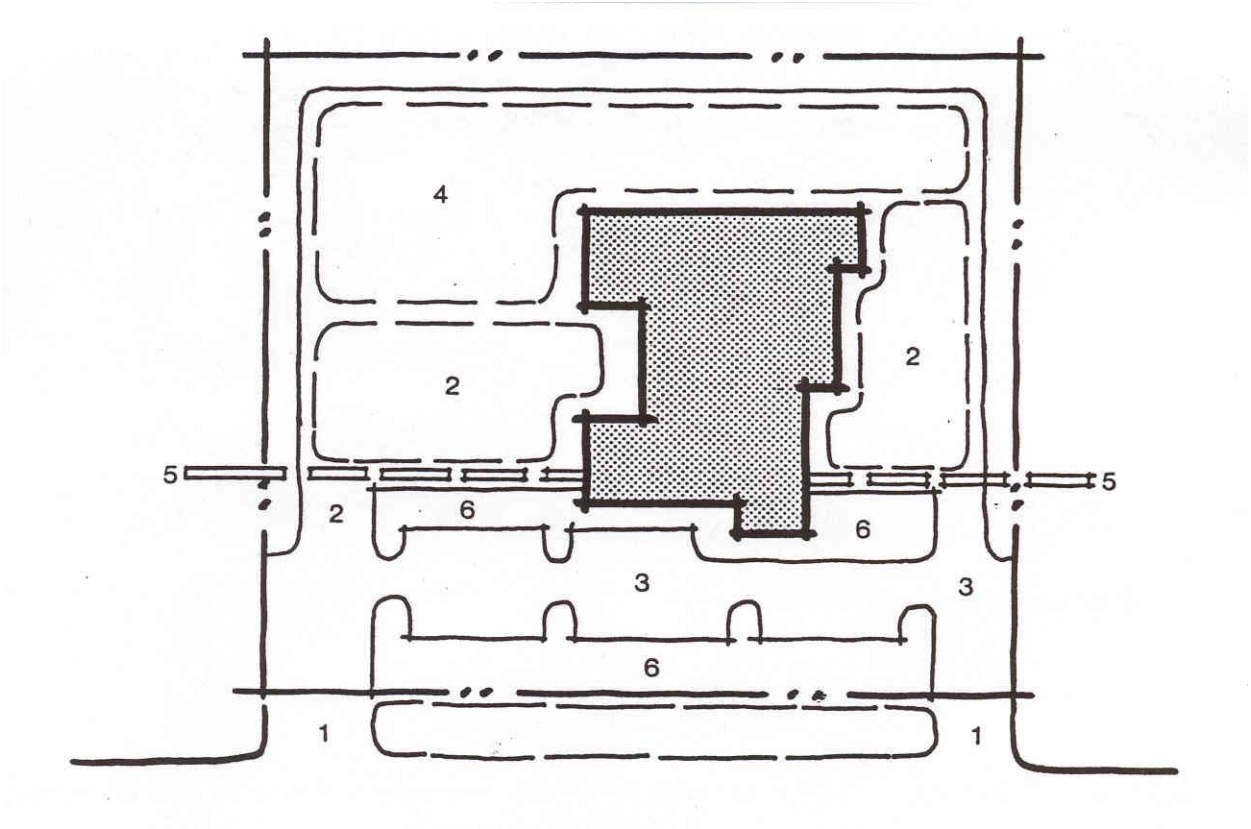
Screen service and mechanical equipment

B. INDUSTRIAL CRITERIA/GUIDELINES

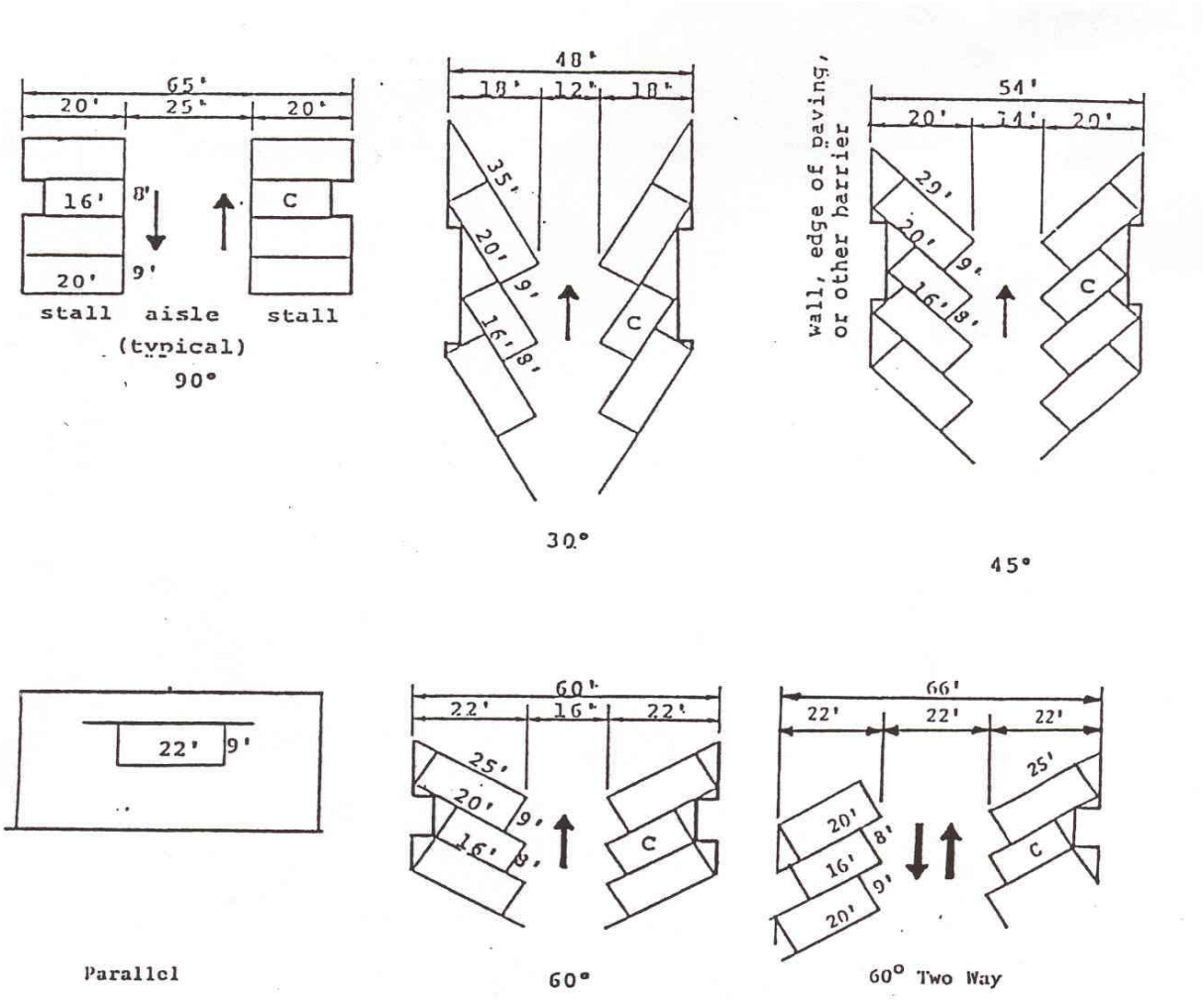
1. SITE PLANNING GUIDELINES

a. Locational Elements

1) Controlled site access
2) Service areas are acceptable at the sides and rear of buildings
3) Convenient public access and visitor parking
4) Screening of storage, work areas, and utility equipment
5) Storage screen wall locations
6) Emphasis on the main building entry and landscaping
7) Fire Department Requirements



Appropriate industrial development site plan



Aisle width requirements are subject to local fire district approval.

Parking stall length may be reduced by up to 2 feet where conditions permit the overhang of vehicles into 6 or more feet of sidewalk or a minimum of 7' of landscaping.

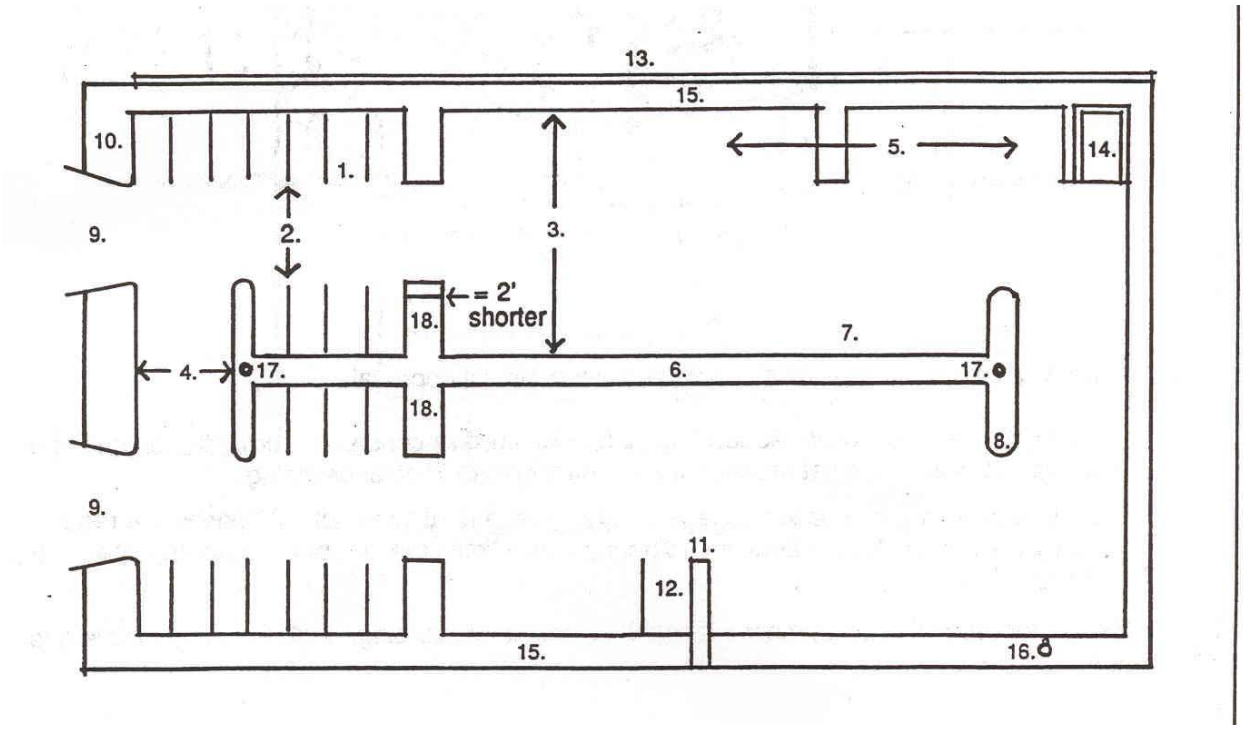
The number of required parking spaces and percentage of compact © spaces are regulated by the Placer County Zoning Ordinance which limits the number of compact spaces (up to 30% where 20 or more required spaces are provided).

Except for parallel spaces, most will require wheel stops, curbing, or dike or limited vehicles position.

Bicycle Racks - Parking lots with twenty (20) or more spaces shall provide one bicycle rack for each 20 required

DESIGN STANDARDS

1. Stall Size: Shall comply with Design Standards
2. Drive Aisle: 25’ for perpendicular parking (see pg 39 for angled parking)
3. Inside Curbs: 65’ or 61’ with a 2’ overhand.
4. Interior Circulations: 25’ (or as approved by the Fire Department).
5. Maximum Row Length (until separated by landscaped island or walkway): 135’
6. Planter Island Width: 5’ (9’ if cars overhang)
7. Curb and Wheel Stop: 2’
8. Curb Radius: 3’ or half of planter island width.
9. Driveway Apron: 25’ to 35”
10. Front Setback (first parking space from curb line): 40’
11. Ramp (may be included adjoining handicapped space): 5’
12. Handicapped Space (with identification): 14’x20’
13. Perimeter Wall (when adjacent to residential property): 6’-0”
14. Trash Storage: Areas shall be of solid construction and approved by the local sanitary district.
15. Landscaped Area: 5’ min. (7’ if cars overhang. 10’ to 20 if next to a residentially zoned lot)
16. Fire Hydrants: as required by local fire district
17. Light Standards: as required
18. Planter Island: A planter island should be located a minimum if every 10 stalls. The planter island should have a 6” curb installed around the edge and be landscaped.



b. Parking and Loading Requirements

Complete off-street parking and loading requirements are provided for your review in the Placer County Zoning Ordinance. It is also recommended that the County's Building and Public Works Departments be contacted. The following guidelines supplement but do not supersede the zoning regulations or the Department of Public Works Standards.

- Required parking shall be located on the same site with the main use of the building or in a location in accordance with approved master plan.

- Up to thirty percent (30%) of all required parking stalls may be devoted to compact car use. Minimum stall dimension shall be 8 feet in width and 16 feet in length and marked for compact cars. Compact stalls should not be clustered with more than two stalls together.

- All parking areas should be screened entirely or partially from public view through the use of berms, landscaping materials, and/or low screen walls while not interfering with site distance at points of ingress and egress.

- Each parking space shall be accessible from a street or alley, provided that no parking space shall be designed to require vehicles to back into a street. Parking facilities shall be designed to insure that no vehicle need enter a public street in order to progress from one aisle to another within the same lot.

- Ingress and egress design is tied to approval of the parking lot design. The minimum standards for curb cut dimensions shall coincide with County standards. Reciprocal access is strongly encouraged.

- Minimum turning radius for two-way drives is 25 feet.

- One and two-way access drives may be reduced for diagonal parking lot design in conformance with County standards and approved by the local Fire Department.

- The surface shall be paved with hard durable, asphaltic concrete or with Portland concrete over Class II AB as recommended by a soils report and a professional engineer's analysis. The County may determine additional types of surfacing acceptable in specialized use situations. When concrete is used, it is highly recommended that it be colored, preferably black or dark gray.

- Bumper guards, wheel stops, pavement markings, and other vehicle control devices shall be provided.

- All parking spaces should be clearly and permanently outlined on the surface of the parking facility.

- Parking spaces should not block access for waste removal pick-up and should be located to minimize their visibility while not hindering access for trash pick-up.

- Service and truck loading areas should be designed such that circulation corridors are not obstructed when use occurs.

- Handicapped stalls should be so located that a handicapped person is not compelled to wheel or walk behind cars other than their own. Also, the path of travel from the parking area to the building area shall not exceed a maximum slope of 1:12.

- Whenever possible, separate automobile access parking from service truck areas.

- Location of trash enclosure should not interfere with parking or circulation area.

2. ARCHITECTURAL GUIDELINES

This section is intended to provide guidelines that will result in buildings of quality and character. Projects conforming with these guidelines are highly recommended. Nevertheless, careful consideration will be given to creative, sensitive projects which do not conform in all respects to these guidelines.

a. Desirable Elements

The architectural qualities and design elements for buildings that are most actively encouraged are:

- Richness of surface and texture
- Play of light (shapes and shadows)
- Building entry accentuation
- Vertical building articulation

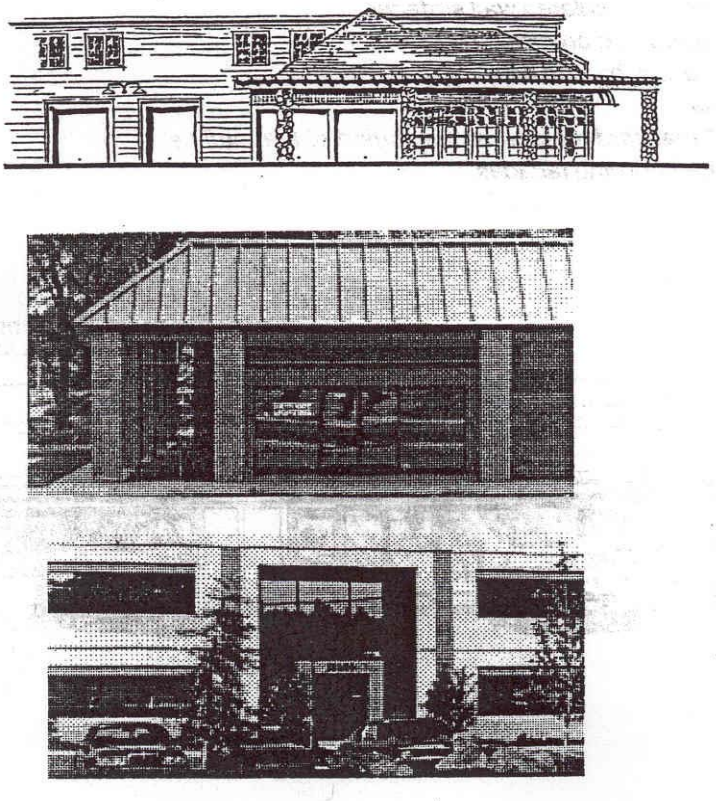
b. Undesirable Elements

The elements to avoid or minimize are:

- Highly reflective surfaces at the ground story
- Large blank, unarticulated wall surfaces
- Exposed, untreated precision block walls
- Chain link fence, barbed wire
- False fronts
- “Stuck-on” mansard roofs on small portion of the roofline
- Unarticulated building facades

c. Basic Form (see graphic below)

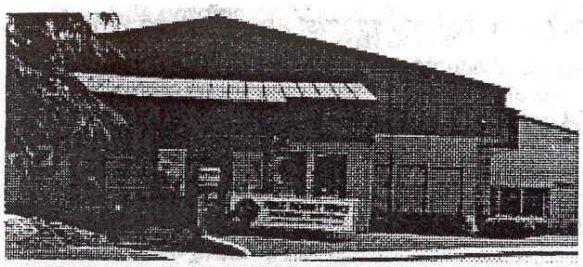
- Employ a variety in building forms to create visual character and interest.
- Avoid long, unarticulated building facades. Building facades with varied front setbacks are strongly encouraged.
- Avoid blank front and side wall elevations where visible from street frontages or public areas.
- Entries to industrial buildings should portray a quality office appearance while being architecturally tied into the overall building mass and building composition.
- Windows and doors are key elements of any building's form and should relate to the scale of the elevation on which they appear. Windows and doors can establish character by their rhythm and variety. Recessed openings provide depth and contrast to elevation planes.
- Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.
- The staggering of exterior wall planes to create pockets of light and shadow is strongly encouraged.



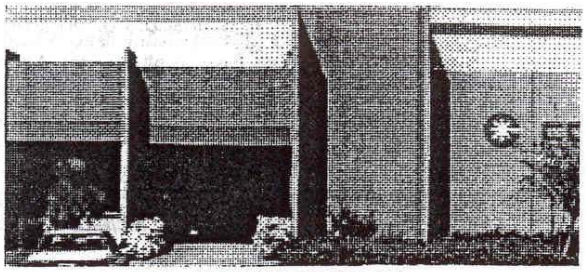
Appropriate industrial architectural form

Projects proposed in industrial zones (IN) versus Industrial Park (INP) zones can be subjected to a different level of review and held to a lower standard in recognition of the different use of such areas. In these areas, where larger rectangular buildings may be functionally desirable, different types of architectural treatment can add greater interest and are strongly encouraged.

Project landscaping can be particularly effective in adding to project interest and attractiveness.

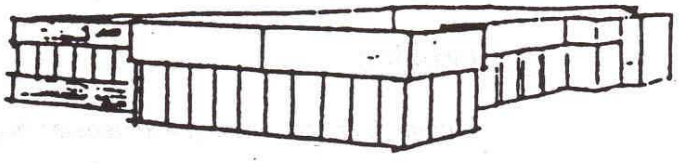


ENTRY INDENTATION OR PROJECTION. COLOR BANDS. SOME TEXTURED WALL ELEVATIONS (SAND BLASTED, RIDGED CONCRETE, CONCRETE AGGREGATE).



VERTICAL SEAMS. WINDOW GLAZING BAND. SOME TEXTURED WALL ELEVATIONS (SAND BLASTED, RIDGED CONCRETE, CONCRETE AGGREGATE).

WINDOW GLAZING. COLOR BANDS. SOME TEXTURED WALL ELEVATIONS.



MIX OF COMPLIMENTARY MATERIALS. PROVIDE ARTICULATION. INCREASE WINDOW AREA. WINDOW GLAZING. SOME TEXTURED WALL ELEVATION.

d. Style

Although no particular "style" is being suggested, use a clear consistent design solution. Avoid confusion of forms, scales, materials, and details.

Avoid mixing styles, i.e. rustic wood shingle and polished chrome or a "colonial" front on large and otherwise industrial building.

e. Material

The sensitive use of various siding materials whether metal, masonry, concrete texturing, cement, or plaster can produce effects of texture and relief that provide character. The direction and interval of linear elements, such as joints and ribs, in architectural metal wall panels are important factors in establishing rhythm. Metal buildings within the Industrial Park (INP) zone district are strongly discouraged.

Where appropriate, choose wall materials that will withstand abuse by vandals, accidental damage from machinery, or inclement weather conditions such as rain, prolonged sun exposure, etc.

Provide variety in the surface of exterior walls with pilasters, deep reveals at construction joints, staggering of wall surfaces, and other measures.

f. Color

- Blending of compatible colors in a single façade or composition is a good way to add character and variety while reducing or breaking up building scale.

- Utilize lower wall wainscots or horizontal color bands to add interest and break up vertical monotony.

- Avoid "day-Glo" colors, fluorescent reds and greens, and unusual patterns such as zebra stripes.

- Coordinate color and finishes on exteriors of all elevations to provide a total continuity of design. Exterior finishes shall be required only on walls visible from streets.

g. Landscaping

- Refer to the Placer County Landscape Guidelines

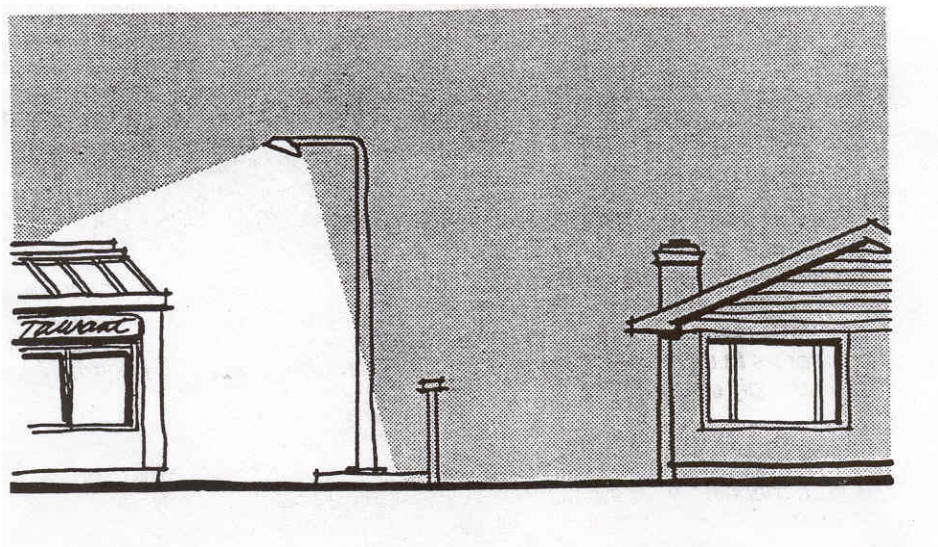
h. Lighting

- Maximum height for building and freestanding lighting should not exceed 18'.

- If property is adjacent to a residential area or residentially zoned property, the lighting should not interfere with these areas.

- Lighting shall be directed away from adjacent roadways and shall not interfere with traffic or create a traffic hazard.

- Upward lighting shall be minimized to the greatest extent possible.



i. Site Grading

Buildings and parking areas should be designed to conform with the natural terrain of the land to ensure that the least amount of site disturbance occurs.

Site grading must recognize existing drainage patterns, while functionally solving drainage problems that may exist or result from ground plane alterations during construction. Likewise, site grading must be sympathetic to existing land forms while providing appropriate transition of architectural elements to grade. Site grading should provide for an uninterrupted flow of vehicular and pedestrian traffic through the development. The plan should direct and provide adequate flow of surface run-off to catch basins while gracefully contouring the land to blend with existing conditions at the boundaries of the site. Existing drainage patterns should not be altered. Abrupt transitions between existing topography and man made cut/fill slopes are discouraged. The Placer County grading ordinance should be complied with prior to any on-site grading activities.

C. MULTI-FAMILY RESIDENTIAL CRITERIA/GUIDELINES

1. SITE PLANNING GUIDELINES

Although flexibility in multi-family residential site planning is desired, the aggregate effect of residential developments being unrelated to one another and the community as a whole often produces isolated "compounds" with little concern for the public environment. Residential developments surrounded by high walls, parking lots and rows of carports along public streets are examples of practices to be avoided.

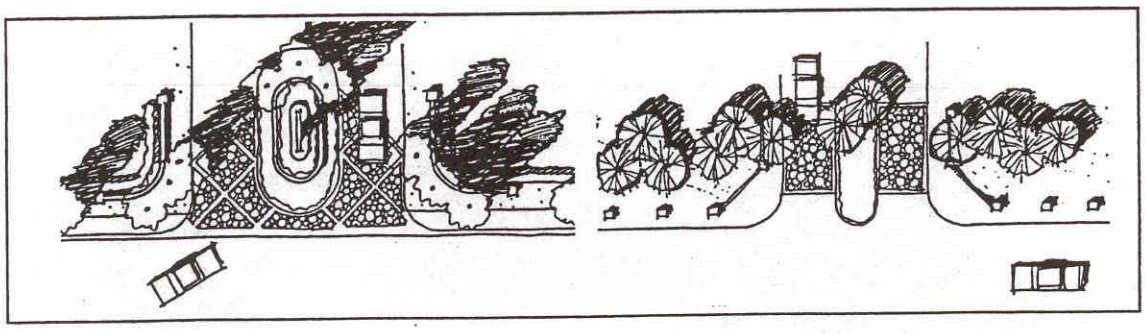
The following "appropriate" and "inappropriate" site planning guidelines shall determine if a particular development meets these Site Planning Guidelines for multi-family housing.

a. Entry Drives

Project entry areas provide the resident and visitor with an overview to the project. They should provide an open window with landscaping, recreational facilities, common mailbox locations, and project directories. Special attention should be given to hardscape and landscape treatments to enhance the image. Colored textured paving treatment at entry drives is encouraged; however, pavers are not permitted within public street right-of-ways.

Appropriate:

- Textured paving, especially at project entries, major public spaces, and pedestrian paths (encouraged)
- Use of landscape to screen parking areas (required).
- Accent strips of brick or textured paving to define pedestrian walkways (encouraged).
- Subtle grading with gentle mounds (encouraged).
- Additional building setbacks.



Enhanced project entry drives

b. Building Footprint

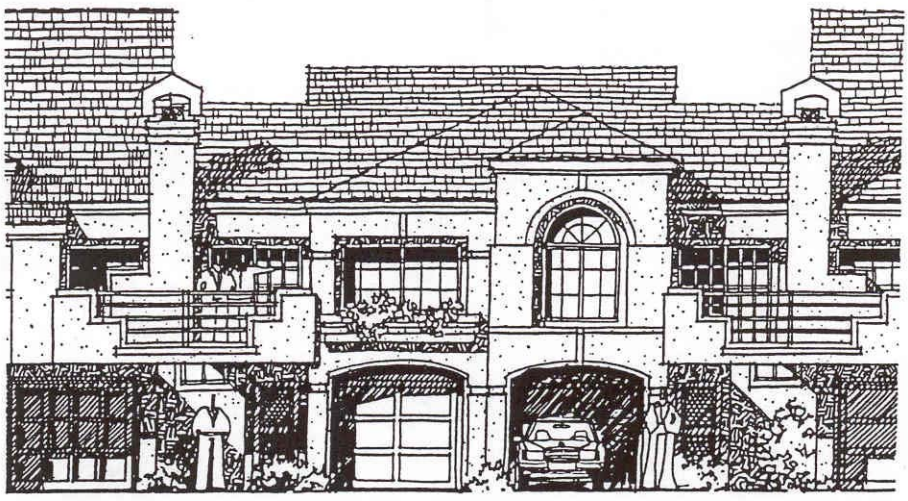
Avoid long, unbroken building facades and simple box forms. Building facades should be broken up to give the appearance of a collection of smaller buildings. To the extent possible, each of the units should be individually recognizable. This can be accomplished with the use of balconies, setbacks, and projections which help articulate individual dwelling units or collections of units, and by the pattern and rhythm of windows and doors.

c. Clustering and Massing

Clustering of multi-family units shall be a consistent site planning element. Buildings composed of a series of simple yet varied plans assure compatibility and variety in overall building form

Appropriate:

- Varying dwelling unit setbacks within the same three to seven unit building
- Staggered and jogged unit plans
- Use of reverse building plans to add articulation
- Maximum of two adjacent units with identical wall and roof lines



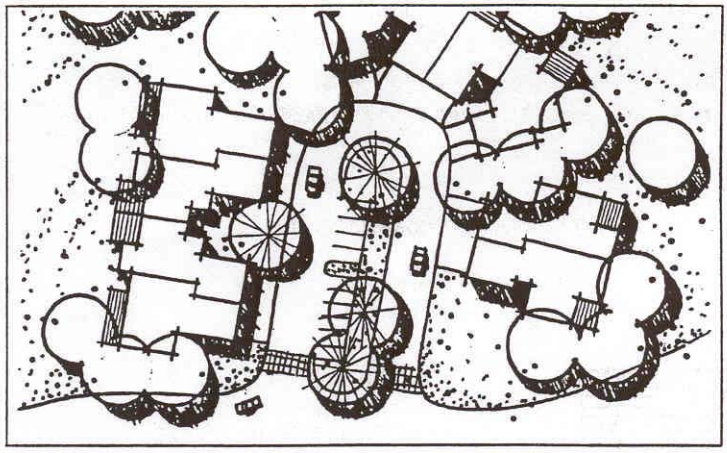
Provide articulated massing elements

d. Maximum Attached Units

The maximum number of attached units per building should be limited to 7 with a mixture of 3, 4, and 5 units per structure.

e. Open Parking and Carports

Open parking and carports should be clustered in parking courts and along internal private drives to enhance security. Parking spaces in the front yard setback should not be used to satisfy the off-street parking requirement. Pedestrian and automobile circulation shall be clearly defined. Special paving at parking court entries and landscape nodes between parking stalls are encouraged to soften the streetscape.

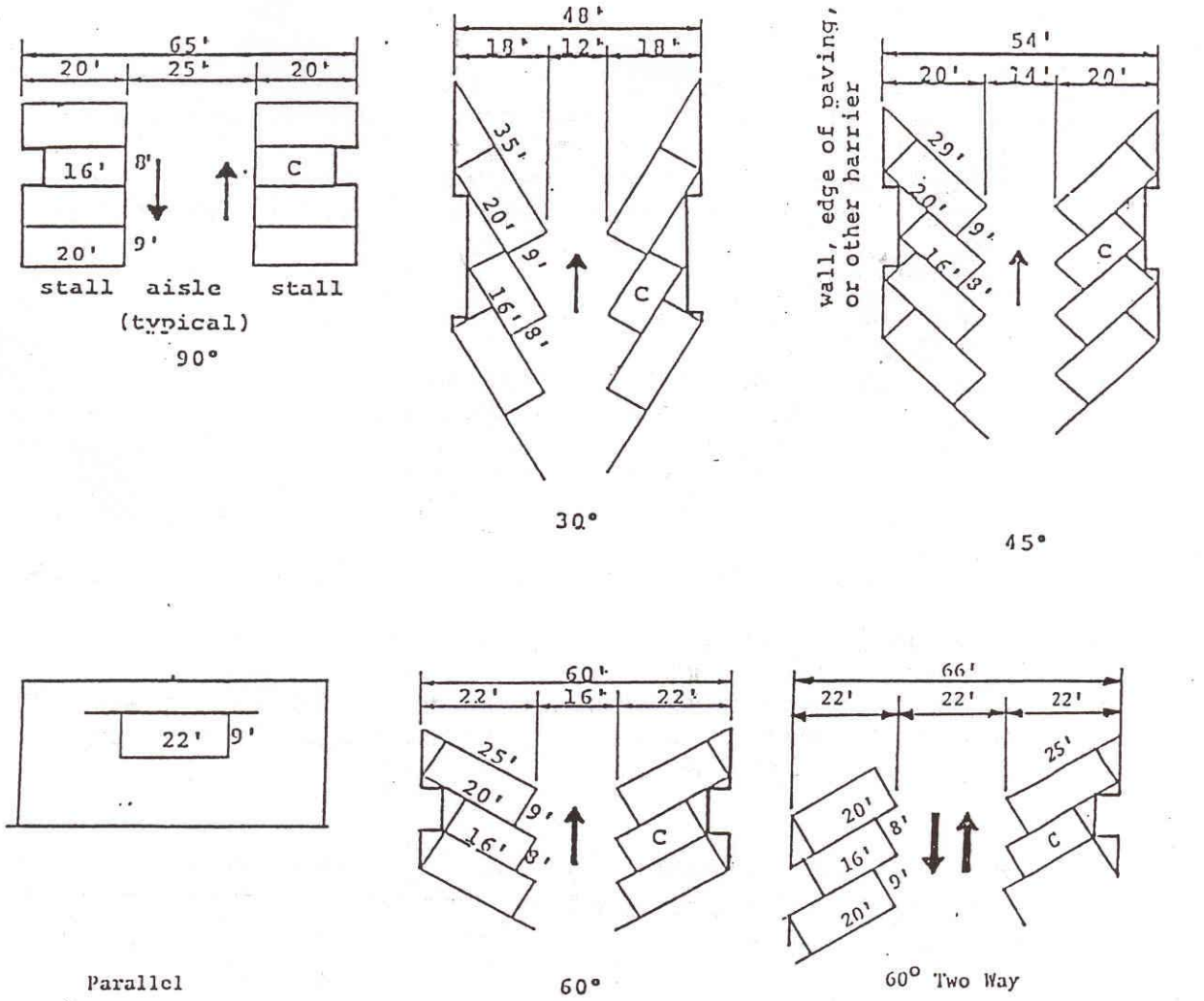


Cluster open parking

The materials, colors, and roof forms of detached garages and carports should be consistent in design with the adjacent residential buildings. The integration of carports with patio and project walls is encouraged to add variety and relief to the streetscape. Carports may be attached to community theme walls (project perimeter walls), but roofs should not be visible from major arterials. Prefabricated metal carports are strongly discouraged. Carports in a single unbroken row longer than ten parking spaces are strongly discouraged.

Street drainage should be collected in curb gutters. The use of center-swale drainage devices is strongly discouraged. Parking lots may drain to a single concrete swale at the edge of the aisle.

Use of rear access and alleys are encouraged.



Aisle width requirements are subject to local fire district approval.

Parking stall length may be reduced by up to 2 feet where conditions permit the overhang of vehicles into 6 or more feet of sidewalk or a minimum of 7' of landscaping.

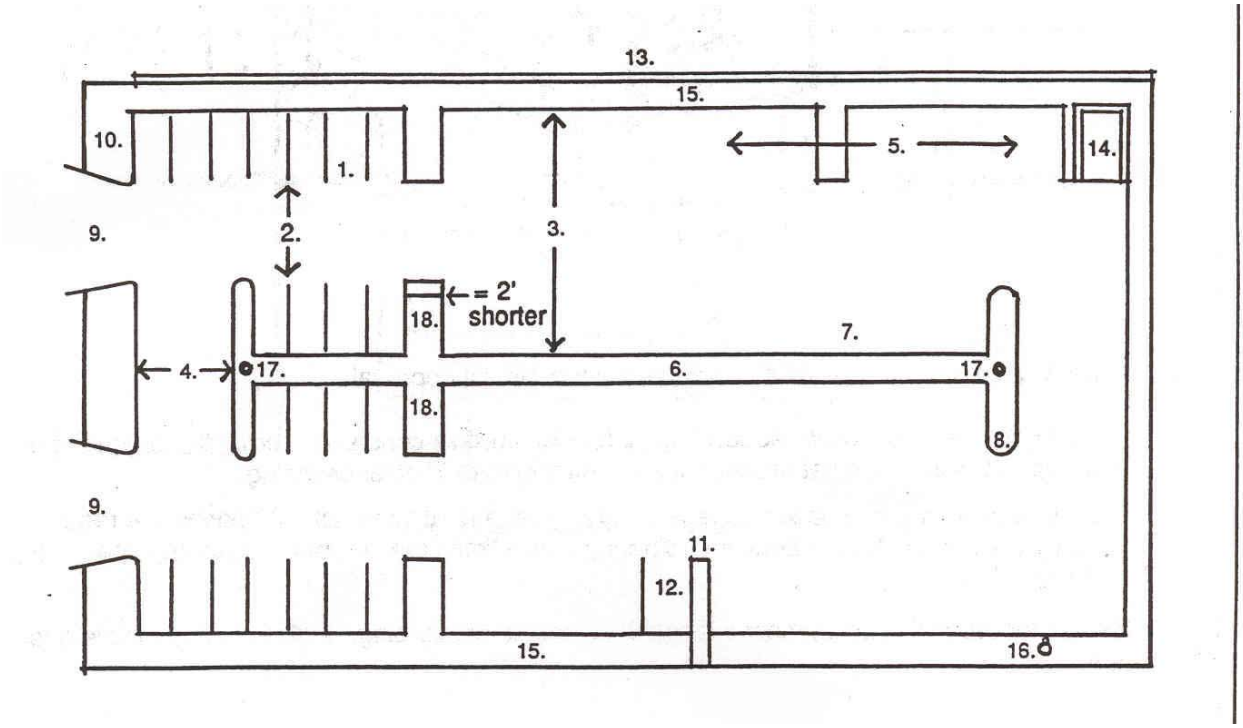
The number of required parking spaces and percentage of compact (C) spaces are regulated by the Placer County Zoning Ordinance which limited the number of compact spaces (up to 30% if over 20 required spaces are provided).

Except for parallel spaces, most will require wheel stops, curbing, or dike to limit vehicle position.

Bicycle Racks - Parking lots with twenty (20) or more spaces shall provide one bicycle rack for each 20 required parking spaces. Note: Each rack shall provide a minimum of four bicycle spaces.

DESIGN STANDARDS

1. Stall Size: Shall comply with Design Standards
2. Drive Aisle: 25’ for perpendicular parking (see pg 50 for angled parking)
3. Inside Curbs: 65’ or 61’ with a 2’ overhand.
4. Interior Circulations: 25’ (or as approved by the Fire Department).
5. Maximum Row Length (until separated by landscaped island or walkway): 90’
6. Planter Island Width: 5’ (9’ if cars overhang)
7. Curb and Wheel Stop: 2’
8. Curb Radius: 3’ or half of planter island width.
9. Driveway Apron: 25’ to 35’
10. Front Setback (first parking space from curb line): 40’
11. Ramp (may be included adjoining handicapped space): 5’
12. Handicapped Space (with identification): 14’x20’
13. Perimeter Wall (when adjacent to residential property): 6’-0”
14. Trash Storage: Areas shall be of solid construction and approved by the local sanitary district.
15. Landscaped Area: 5’ min. (7’ if cars overhang. 10’ to 20 if next to a residentially zoned lot)
16. Fire Hydrants: as required by local fire district
17. Light Standards: as required
18. Planter Island: A planter island should be located a minimum if every 10 stalls. The planter island should have a 6” curb installed around the edge and be landscaped.



f. Subterranean Parking

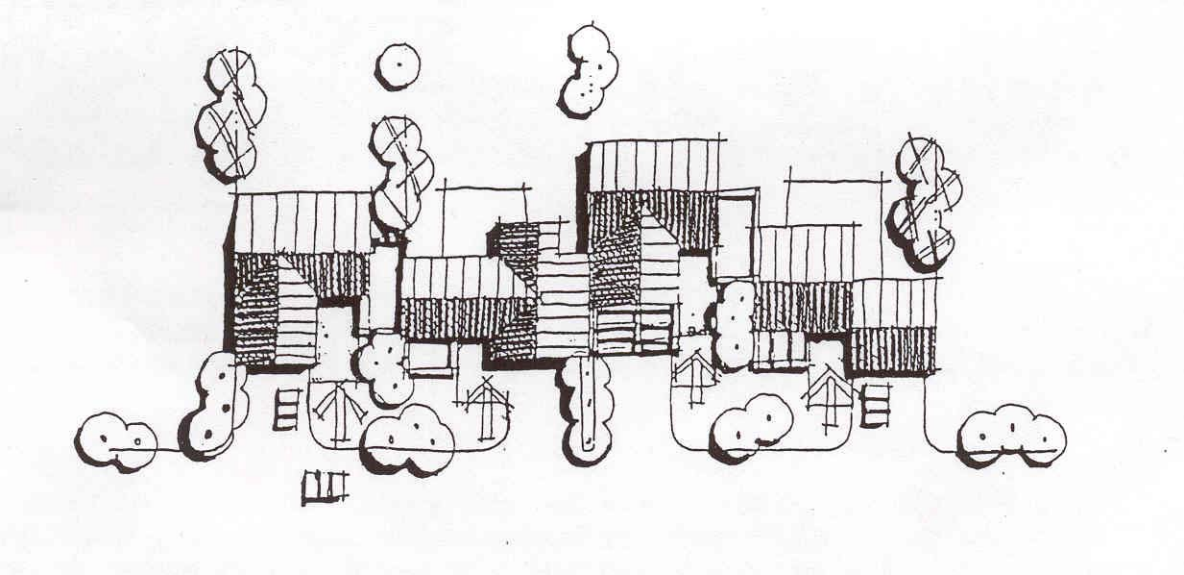
Parking beneath the building, including subterranean parking, economizes the use of land and increases on-site recreation space. Such parking should be considered in all multi-family developments. No parking is allowed in the front yard. If provided at-grade with the street, parking should be effectively screened from public view on the adjoining streets.

g. Garages

In multi-family housing, garages should be set back at least twenty-five (25) feet from the exterior edge of the sidewalk or curb. The setback precludes the temptation of a car parking in front of a garage without adequate clearance for passing vehicles.

h. Entry Identity

In multi-family and attached housing it is appropriate to provide each unit with its own identity and entry. This can be accomplished by staggering and offsetting each separate unit and combining one and two story building forms to separate massing. This will also provide variety to the streetscape.



Stagger front setbacks to emphasize unit identity

i. Activity Spaces

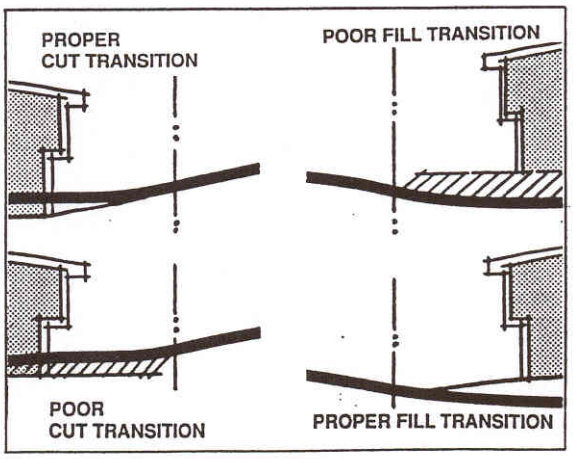
Generous expands of lawn area are desirable and will provide a setting for a virtually limitless number of informal games and other activities. Simultaneously, a feeling of openness is experienced. These areas may be visually accessible to the general public, but are only to be used by the project's residents. In general, minimum dimensions for these spaces shall be 40 feet by 90 feet. This should be varied in size and shape and should be woven into the overall open space concept.

j. Site Grading

Site grading must recognize existing drainage patterns, while functionally solving drainage problems that may exist or result from ground plane alterations during construction. Likewise, site grading must be sympathetic to existing glad forms while providing appropriate transition of architectural elements to grade. Site grading should provide for an uninterrupted flow of vehicular and pedestrian traffic through the development. The plan should direct and provide adequate flow of surface run-off to catch basins while gracefully contouring the land to blend with existing conditions at the boundaries of the site. Existing draining patterns should not be altered. Abrupt transitions between existing topography and man made cut/fill slopes are discouraged. The Placer County Grading Ordinance should be complied with prior to any on-site grading activities.

k. Landscaping

Refer to the Placer County Landscape Guidelines



2. ARCHITECTURAL GUIDELINES

A. General Principles

There is no particular "style" proposed for multi-family residential structures in western Placer County but the focus should be on constructing a high quality residential environment which is sensitive to the surrounding rural landscape. The criteria presented here strives for this "quality" architecture through the descriptions of appropriate and inappropriate materials and architectural expression.

- Long uninterrupted exterior walls must be avoided on all structures to meet these guidelines. All structured walls should have relief to create an interesting blend with landscaping, buildings, and the casting of shadows. The integration of varied texture, relief, and design accents on building walls can soften the architecture.

- Architectural planning and design should take full advantage of energy efficiency, e.g. natural heating and/or cooling, sun, and wind exposure, and solar energy opportunities.

- Structural form and scale should relate to the use of the building as a multi-family residence. Also the scale of all buildings should be within a human scale so as no to overwhelm or dominate the natural surroundings.

- Avoid the use of long access balconies or corridors which are monotonous and impersonal. Instead, access points to units should be clustered. To the extent possible, the entrances to individual units should be plainly visible.

- Break large projects into groups of structures. Avoid the use of "mega-structures."

- Change roof levels and ground planes to break up the mass and bulk of buildings.

- Make extensive use of private enclosed patios and balconies to provide residents with a greater degree of control over their living environments.

- Provide building complex entrances which are distinctive and easily identifiable. To the degree possible, entrances to individual units or clusters of units should also be distinctive and easily identifiable.

- In attached multi-family projects, buildings longer than 160' should be avoided.

- Mixed uses in close proximity to needed services are encouraged to minimize vehicle trips and promote pedestrian access.

The following appropriate and inappropriate architecture shall determine if a development meets the general architectural criteria.

Appropriate:

- Articulation of wall planes
- Projections and recesses to provide shadow and depth
- Well defined entries
- Simple, bold, architectural forms

Inappropriate:

- Unarticulated, vast expanses of wall surface
- "Box-Like" homes without horizontal and vertical wall articulation
- Steeply pitched or flat roofs (more than 10:12 or less than 2:12)

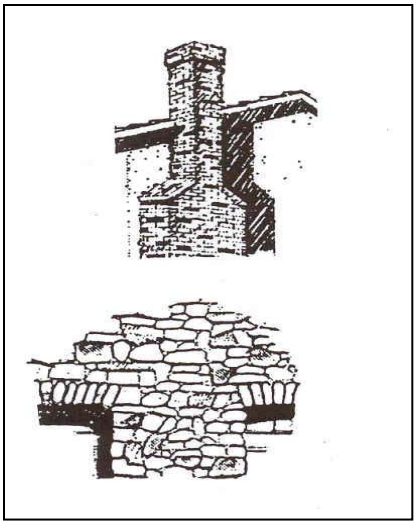
Excellent roof articulation

b. Materials

Stucco and horizontal wood siding have traditionally been the primary wall surface materials utilized throughout western Placer County for multi-family structures. Particular attention should be given to selecting an appropriate accent material.

Appropriate:

- Stucco, smooth, sand or light lace finish
- Wood, as a primary and accent material
- Brick, as primary and accent material
- River rock, as an accent material
- Unglazed tile, as an accent material and roofing material
- Board and batten siding



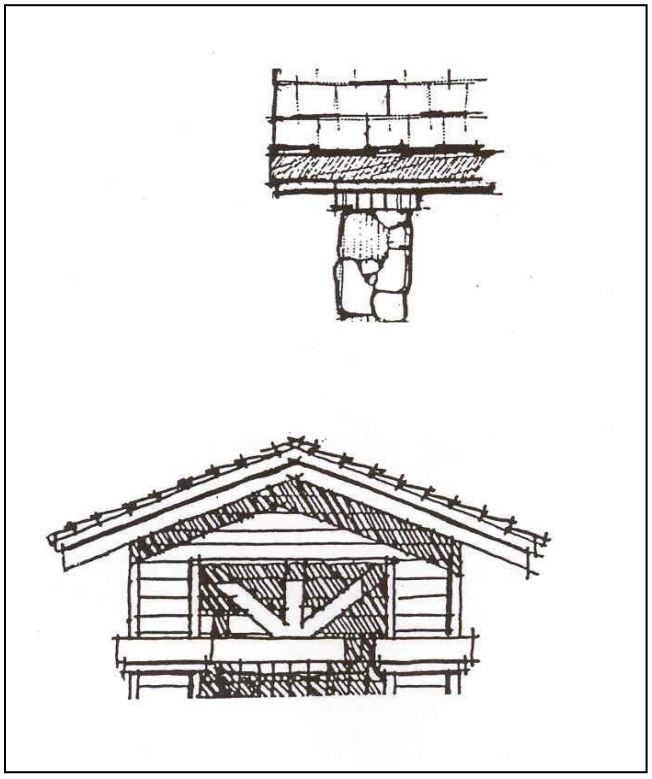
Inappropriate:

- Metal or aluminum siding and roofs (including carports)
- "Log cabin" look
- Unfinished concrete block
- Unfinished concrete "tilt up" construction
- Painted or white brick

While few, if any roof type for multi-family structures will actually be prohibited by these guidelines, the following should be considered prior to final selection.

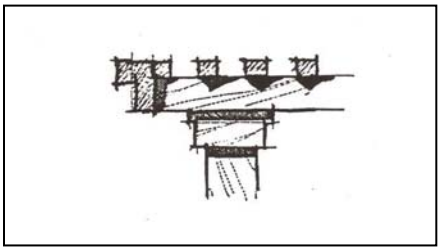
Appropriate:

- Gable, shed, and hip roofs
- Combining roof types
- Creating articulation in ridgeline plane
- Varying plate heights and ridge height



Inappropriate:

- Large expanses of flat roof
- Gambrel roofs
- Mansard roofs
- A-Frame type roofs



d. Windows

Windows are typically rectangular or round headed openings with various forms. The appearance of the window being recessed into the wall is an important element for weather protection, shade, and to provide additional wall articulation.

Appropriate:

- Bay windows
- French doors
- Multi-lighted windows
- Rectangular windows
- Clear-story windows
- Canvas or vinyl awnings
- Glass block (in limited areas)
- Round windows
- "Greenhouse" windows

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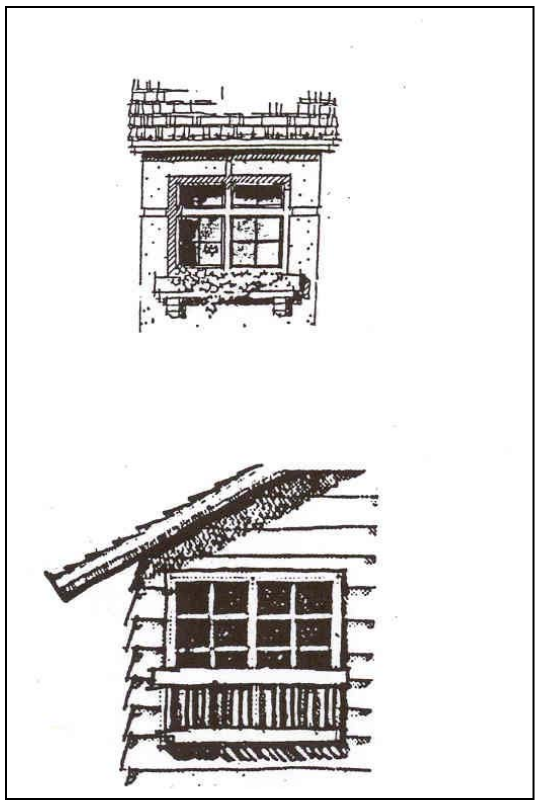
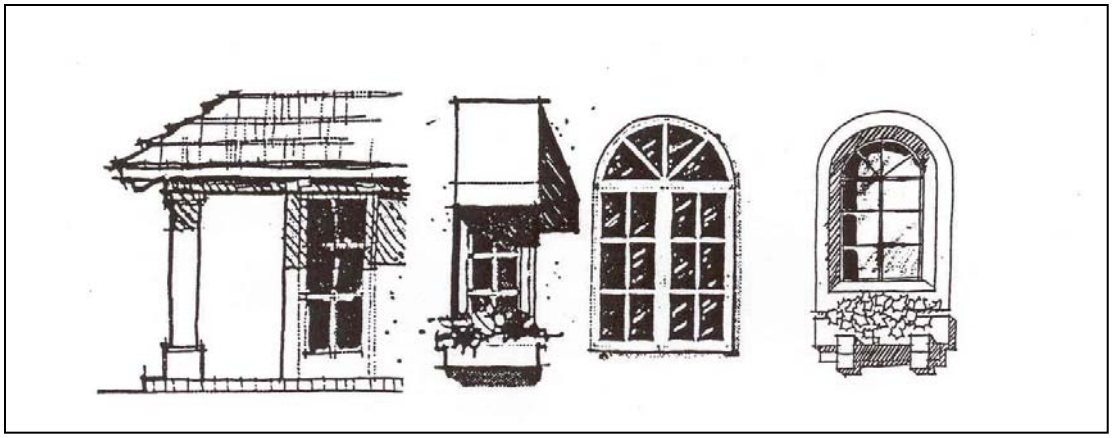
Inappropriate:

- Metal awnings
- Silver or gold window frames
- Reflective glass
- Windows flush with wall surface





Appropriate window design alternatives

e. Main or Front Doors

Appropriate:

- Double wood doors
- Single wood doors

Inappropriate:

- Glass doors
- Non-anodized aluminum frame doors

f. Exterior Stairs

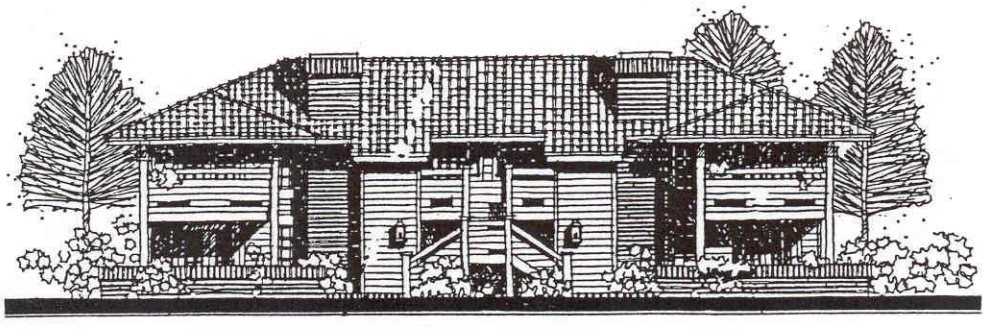
Simple, clean, bold projections of stairways are encouraged to complement the architectural massing and form of a building. Stairways should be smooth stucco, plaster, or wood with accent trim of complementary colors.

Appropriate:

- Side walls of smooth or sand finish stucco, wood or other opaque building material
- Accent trim cap or banding of tile

Inappropriate:

- Exposed prefabricated metal stairs



Appropriate exterior stair design solution

g. Balconies, Porches, and Patios

The incorporation of balconies, porches, and patios onto or within the building form is encouraged for both practical and aesthetic value. These elements should be integrated to break up large wall masses, offset floor setbacks, and add human scale to buildings.

Appropriate:

- Smooth, sand, or light lace finish stucco
- Simple, clean, bold projections
- Articulated wall surfaces
- Large wooden beam accents
- Wood picket railings

Inappropriate:

- Transparent walls, such as wrought iron

Appropriate porch design

h. Other Architectural Elements

GARAGE DOORS

As with doors and windows, the garage door should appear to be set into the walls rather than flush with the exterior wall. Garage door design should be kept simple, clean, and unadorned. They are a major visual element of a home.

CHIMNEYS

Chimneys as an architectural form shall be simple and boldly project from main wall surfaces. River cobble accents and articulation details are encouraged. It is recommended that exposed flues and extravagant metal fireplace caps not be used.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts should be concealed unless designed as a continuous architectural feature. Exposed gutters used as an architectural feature shall be colored to match fascia or wall material. Exposed downspouts will be colored to match the surface to which they are attached unless copper is used.

MECHANICAL EQUIPMENT

Roof mounted mechanical equipment shall be screened from view in a manner consistent with the building façade. Ground mounted mechanical equipment shall be screened from view with landscaping or fencing.

SKYLIGHTS

Skylights should be designed as integral parts of the roof. Skylight framing material must be colored to match the roof. Flat skylights are encouraged.

VENTS

All vent stacks and pipes shall be colored to match the roof or wall material.

ANTENNAS

All antennas shall be placed in attics or interior of the residence. It is recommended that all homes be pre-wired to accommodate cable reception. Satellite dish antennas are specifically strongly discouraged on roofs.

PAVING

Textures, patterns, and colors are encouraged in the design of paved areas in public places. Modulation of surface should occur to define direction of walkways and location of major nodes such as recreation facilities, entries, etc. Large monolithic areas of single color untextured paving are discouraged.

SOLAR PANELS

Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to match roof colors. Natural aluminum finish is strongly discouraged. Support solar equipment shall be enclosed and screened from view.

AWNINGS

Canvas or vinyl awnings of solid accent colors are permitted in moderation. Metal awnings are strongly discouraged.

ACCESSORY STRUCTURES

Patio trellises, and other exterior structures may be of stucco or wood as permitted by County codes, with finishes complying with the overall color palette.

PARKING AND SERVICE LIGHTING

Parking lots should be lit with a high enough intensity to discourage vandalism and help create security. The design of the pole and fixture should be coordinated with other site lighting. Poles must be protected from auto bumpers, either by placing them far enough away from bumper overhangs or place the light standards on a 24" concrete pedestal. Hooded lights are recommended for parking areas to increase efficiency. Care should be taken in placing lights to avoid light penetration into upstairs windows of housing units or adjacent properties. Light standards should not exceed 14' in height.

SUPPORT FACILITIES

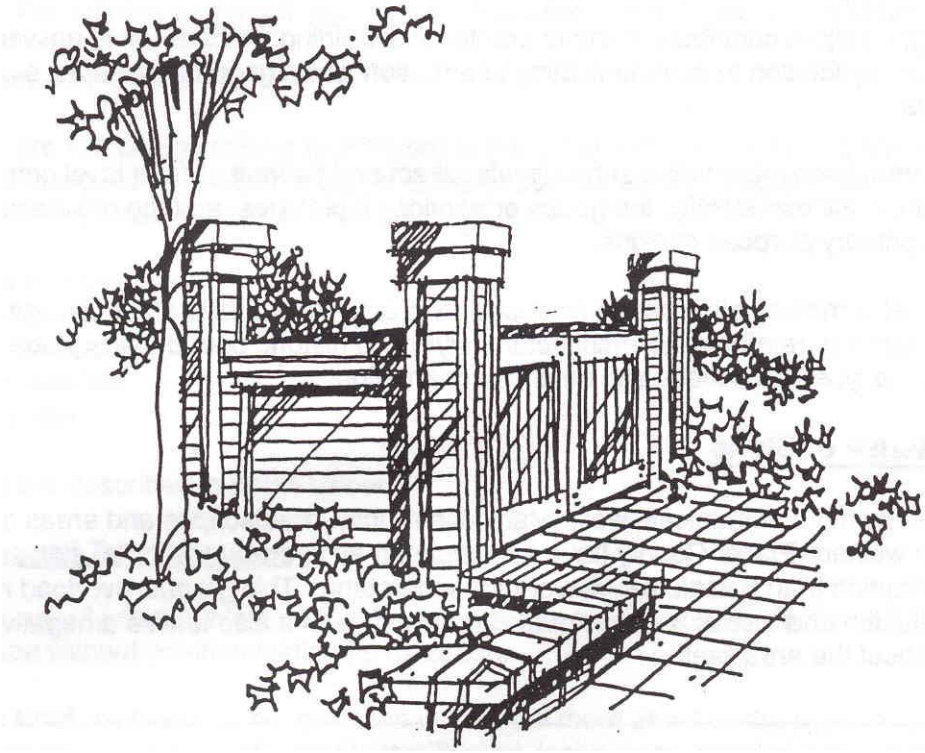
Any support buildings within multi-family residential areas such as laundry facilities, recreation buildings, and sales/lease offices shall be consistent in architectural design and form as previously illustrated for the residences. Temporary sales offices must be compatible with these standards in order to satisfy these design criteria.

MAILBOXES

Where common mailbox services are provided, they should be located close to the project entry or near recreational facilities. The architectural character should be similar in form, materials, and colors to the surrounding buildings. Mailbox locations must be approved by the U.S. Postal Service.

TRASH DISPOSAL

Trash bins should be fully enclosed within 6' stucco, brick, wood, or cobblestone walls and solid gates, and should be softened with landscaping. Recommended locations include inside parking courts or at the end of parking bays. Location should be conveniently accessible for trash collection and maintenance.



Appropriate screening of trash disposal units

D. SIGN GUIDELINES

1. SIGN GUIDELINES

Signs are among the most noticeable visual elements of Placer County's village and freeway environment. These signs communicate information about the businesses in the area and the nature and quality of the physical environment.

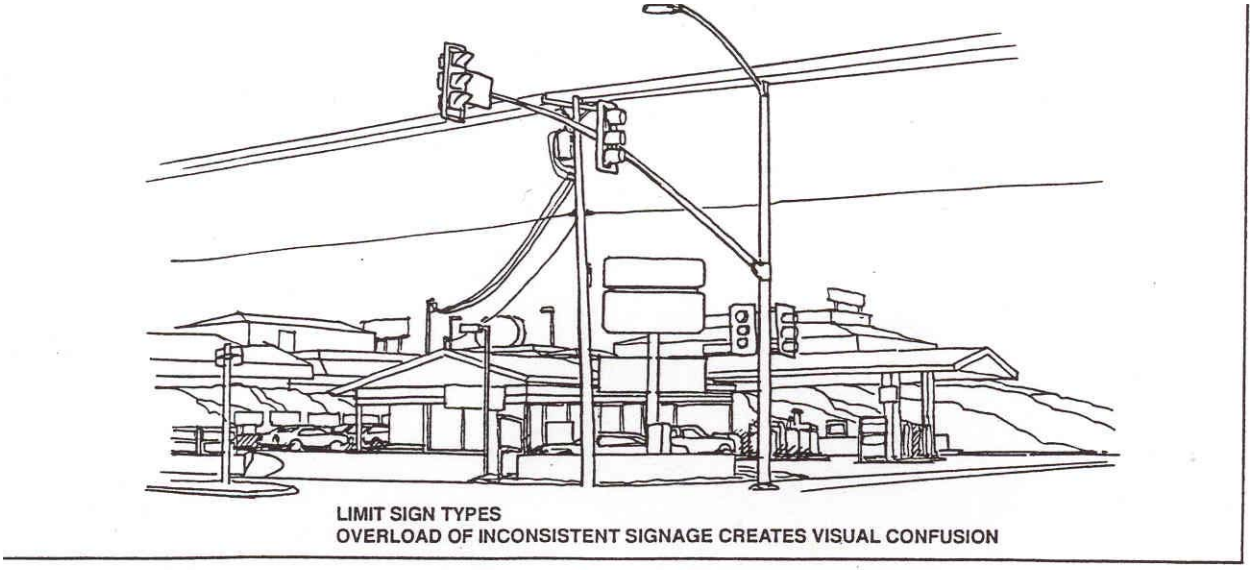
Well-designed signs contribute to the character of a building's façade while enlivening the streetscape, in addition to communicating information about goods and services of individual businesses.

Signs communicate information at two levels: direct and indirect. Direct level communication provides the business identity, the goods or services it provides, and the business location; this is the primary purpose of signs.

Indirect level communication concerns image, character and quality of a business. A well-designed sign can reinforce the architectural style and historic period of the place of business, and the type of business and business orientation.

a. Misuse of Signs

Signs often do not communicate well. Many community streetscapes and areas along Interstate 80 in western Placer County have accumulated an overabundance of signs that convey more information than a vehicular viewer can understand. This graphic overload results in visual confusion and loss of the individual sign messages. It also leaves a negative visual impression about the area itself.



Example of inconsistent sign program

This section presents general design principles that are intended to supplement the Placer County Sign Code Section 17.54.170-17.54.190. It establishes positive criteria for the design of good signs and may enhance the intent of the existing ordinance by providing supplemental direction of what can and should be done.

b. Designing Good Signs

A good sign communicates well, is appropriate in its setting and is properly placed. These three characteristics of good signs are incorporated in the following guidelines.

COMMUNICATION

There are five design criteria to consider in good sign communication. If any of these design criteria are out of balance, the sign's ability to communicate and to positively reinforce the visual environment will be decreased.

- Words and typefaces
- Symbols
- Proportion/balance
- Color/materials
- Illumination

These are described in detail below:

Words and Typefaces

These usually communicate a sign's basic message. No sign is effective if it merely attracts attention without communicating its message.

Use a brief message - The fewer the words, the more effective the sign. A sign with a brief, succinct message is simpler and faster to read, looks cleaner and is more attractive.

Evaluate each word - If the word does not contribute directly to the basic message of the sign, it detracts from it and probably should be deleted.

Use words to convey primary information only - Primary information includes identity, location and goods and services offered. The use of telephone numbers is strongly discouraged.

Avoid hard-to-read overly intricate typefaces - These typefaces are difficult to read and reduce the sign's ability to communicate.

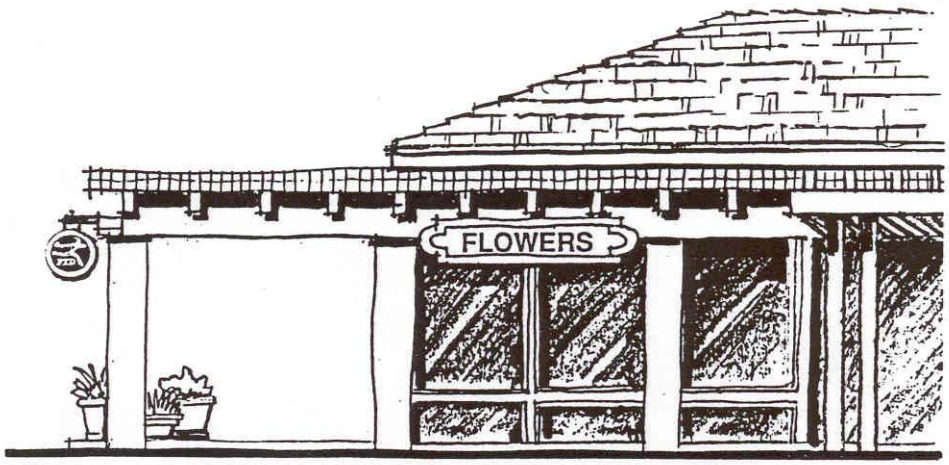
Avoid faddish and bizarre typefaces - Such typefaces may look good today, but soon go out of style. Then the image conveyed may quickly become that of a dated and unfashionable business.

SYMBOLS

Symbols can be either of two types - the logo or the pictograph.

Use only well-known logos without accompanying words - Some businesses are identified by a logo. A logo is either an initial or a graphic symbol. Logos, if well known by the public, are very effective communicators. An example is the FTD florist logo. If generally unknown, a logo will not communicate any helpful information and needs to be accompanied by words that communicate the basic message.

Consider the pictograph symbol as an excellent method of identifying goods and services - A good example of a symbol used as a sign is the lock shop sign in the shape of a key. There are countless other examples of the clever use of some symbol to communicate the nature of the goods and services offered. Symbols transcend language problems. But, as discussed later, symbols may not be appropriate in all cases.



Effective sign placements

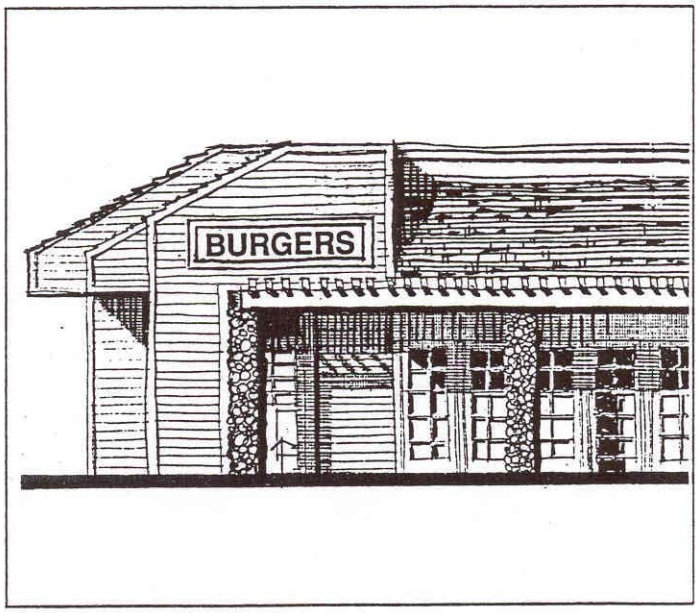
PROPORTION AND BALANCE

Relate to the graphic layout of the sign. Proportion is the relation of one element to another in terms of size, like height to width. Balance is a more subjective, aesthetic relationship, like the relation of the design of one element to another.

Avoid Signs with Strange Shapes - Especially freestanding signs, signs that are unnecessarily narrow or oddly shaped can restrict the legibility of the message. If an unusual shape is not symbolic, it is probably confusing.

Carefully consider the proportion of letter area to overall sign background area - If letters take up too much of a sign, they may be harder to read. Large letters are not necessarily more legible than smaller ones. A general rule is that letters should not appear to occupy more than 75% of the sign panel area.

Design signs as a harmonious element within the overall building design concept - Although this section deals with the design of the sign itself, the sign also relates to the overall buildings and, perhaps a district such as a special shopping street.



Harmonious proportions and balance

SIGN COLORS AND MATERIALS

Sign Colors and Materials - Should be selected to contribute to legibility and design integrity. Even the most carefully thought out sign may be unattractive and a poor communicator because of poor color selection.

Use significant contrast between the background and letter or symbol colors - If there is little contrast between the brightness or hue of the message of a sign and its background, it will be difficult to read.

Avoid too many different colors on a sign - Too many colors overwhelm the basic function of communication. The colors compete with content for the viewer's attention. Limited use of the accent colors can increase legibility, while large areas of competing colors tend to confuse and disturb. The sign colors and materials should be planned in conjunction with the building and storefront design scheme.

Contemporary materials and designs are out of character with rural atmosphere being sought, but may be appropriate in a transitional area from an urban to a semi-rural environment.

ILLUMINATION

Freestanding signs should either have individually illuminated letters or be externally illuminated. Freestanding signs that are entirely illuminated are strongly discouraged.

Use well-lighted store window displays where possible - Often, the most effective illuminated signs are the well-lighted store windows and interiors. These "signs" communicate immediately the type of activity, quality and attractiveness of a business. Such displays do not reduce the legal allowable sign area, but they can reduce the need for additional expensive signs. Simple window signs can appear as attractive silhouettes against a well-lighted nighttime window display.

Do not use distracting bright light sources for signs - A dazzling, intense light is uncomfortable to look at. If the sign is uncomfortable to look at, people will tend to avoid it and the message.

Use a sign appropriate to the type of business - A sign conveys information about a business image and character. A high activity recreational use, like a theater or restaurant, has a different image than an office use and will therefore require a different "image", possibly "corporate looking" vs. "glitz".

Design the sign to be appropriate to the building on which it is placed - The sign is an integral part of the building façade. The style of a sign must be appropriate to the style of a building's design.

Use a sign appropriate to its nearby visual environment - A sign should comfortably coexist with other visual elements around it, not only on one building but on the buildings surrounding it. Signs are an important part of creating the visual concept and image of Placer County.

PLACEMENT

The placement of signs is important for three reasons: it affects how well a sign is read; it usually gives a visual clue as to the business location; and it affects the design integrity of an entire building.

The relation of the sign to the viewer is important in determining whether the sign will be seen. If a sign is intended to relate to a person in a moving car, it has different placement criteria than a sign intended to be viewed by a pedestrian.

Inappropriate sign placement ***Recommended sign placement***

Make signs smaller if they are oriented to pedestrians - The pedestrian-oriented sign is usually read from a distance of 15 to 20 feet; the vehicle-oriented sign is viewed from a much greater distance. The closer a sign's viewing distance, the smaller the sign needs to be.

Place signs to indicate the location of or access to a business - Signs should be placed at or near the entrance to a building to indicate the most direct pedestrian access to the business.

The way signs relate to architectural elements can have a great impact on the character and image of a building. Signs are offensive and inappropriate when they dominate the architecture of the buildings they are intended to identify.

Place signs consistent with the proportions and scale of building elements within the façade - Within a building façade, the sign may be placed in different areas. A particular sign may fit well on a plain wall area but would overpower the finer scale and proportion of the lower storefront. A sign appropriate near the building entry may look tiny and out of place above the ground level.

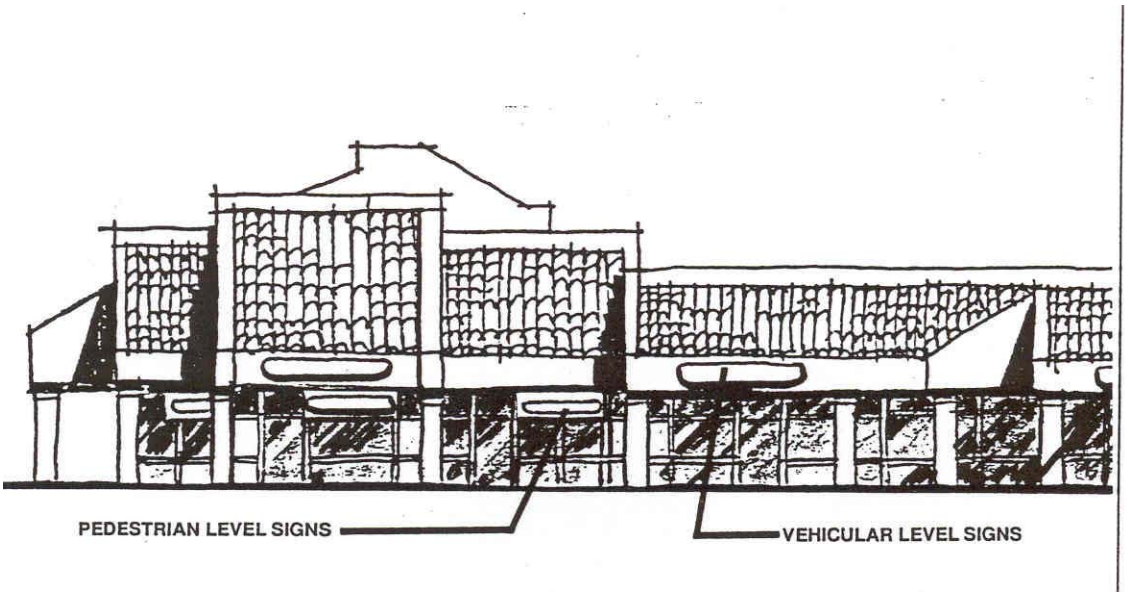
Place signs to establish façade rhythm, scale, and proportion where they don't exist - In many buildings that have a monolithic or plain façade, signs can establish or continue appropriate design rhythm, scale, and proportion.

Identify the name and address only - Freestanding signs for strip commercial, shopping centers, and other large complexes should identify the center's name and address only.

Wall signs should reflect storefront proportion - The total permissible wall signs allowed for a strip commercial center, shopping center, or other large complexes should be distributed to each individual tenant based upon the proportionate size of that tenant's length of storefront.

Height, size, and setback - Refer to the County's Sign Ordinance regarding all such issues.

Tenant signage should be individual letters with a maximum height of 18" for capital letters and 15" for lower case letters.



Employ a consistent sign program in strip commercial

E. SPECIAL DISTRICT GUIDELINES

Within the western region of Placer County there are a number of small unincorporated towns, villages, and special districts. In some respects these villages and districts have their own identity which is related to their past history or architectural heritage.

It is the intent of this section of the Design Manual to draw the developer's attention to the unique environmental and architectural nuances of these villages and special districts. They include the following:

1. North Auburn
2. Bowman
3. Penryn
4. Meadow Vista
5. Granite Bay
6. Newcastle

1. NORTH AUBURN

On September 24, 2002, the Placer County Board of Supervisors adopted the following guidelines for the North Auburn area to enhance the existing design guidelines to improve the appearance of the Highway 49 corridor, provide additional clarity, and to increase predictability of the design review process.

North Auburn can be characterized as having two distinct types of development areas, the "Core" area and the "Transition" areas. The Core area extends from the north side of the new Target store on Highway 49 south to Luther Road. (See Exhibit 4) The Core should become a village in North Auburn and be developed with very formal high-density mixed-use projects and have an "urban feeling" with grander buildings, town-center type streetscape with sidewalks and planting strips fronting directly on Highway 49 and be very pedestrian-friendly and transit-oriented. The Transition areas to the north and south of the Core should be much less formal with smaller scale buildings, more rustic in design (as discussed in the Auburn/Bowman Community Plan), a "forest" feeling to the landscaping, and set back further from the Highway 49 frontage.

Supplemental Design Guidelines

The following design criteria have been developed to supplement the existing design guidelines for the Auburn area. Where these criteria conflict with existing standards, these criteria will replace the previously adopted guidelines.

1. BUILDING DESIGN IN CORE AREA AND TRANSITION AREAS

- Multi-storied buildings are encouraged in the Core Area of North Auburn.

The new County Administrative building is an example of how new development could occur in the Core Area

- Contemporary architecture using high quality materials especially decorative masonry should be utilized in the Core Area.

- Rural or country flavor should be utilized in the Transition Areas. Rustic architecture accents and appurtenances (such as western storefronts, wooden canopies, decorative eave brackets, board and baton siding, etc.) may be utilized in the Transition Areas so long as they do not appear fake or contrived.

2. GENERAL ARCHITECURAL ELEMENTS

Smaller scale retail is envisioned for the Transition Areas

2.a. Building Entries

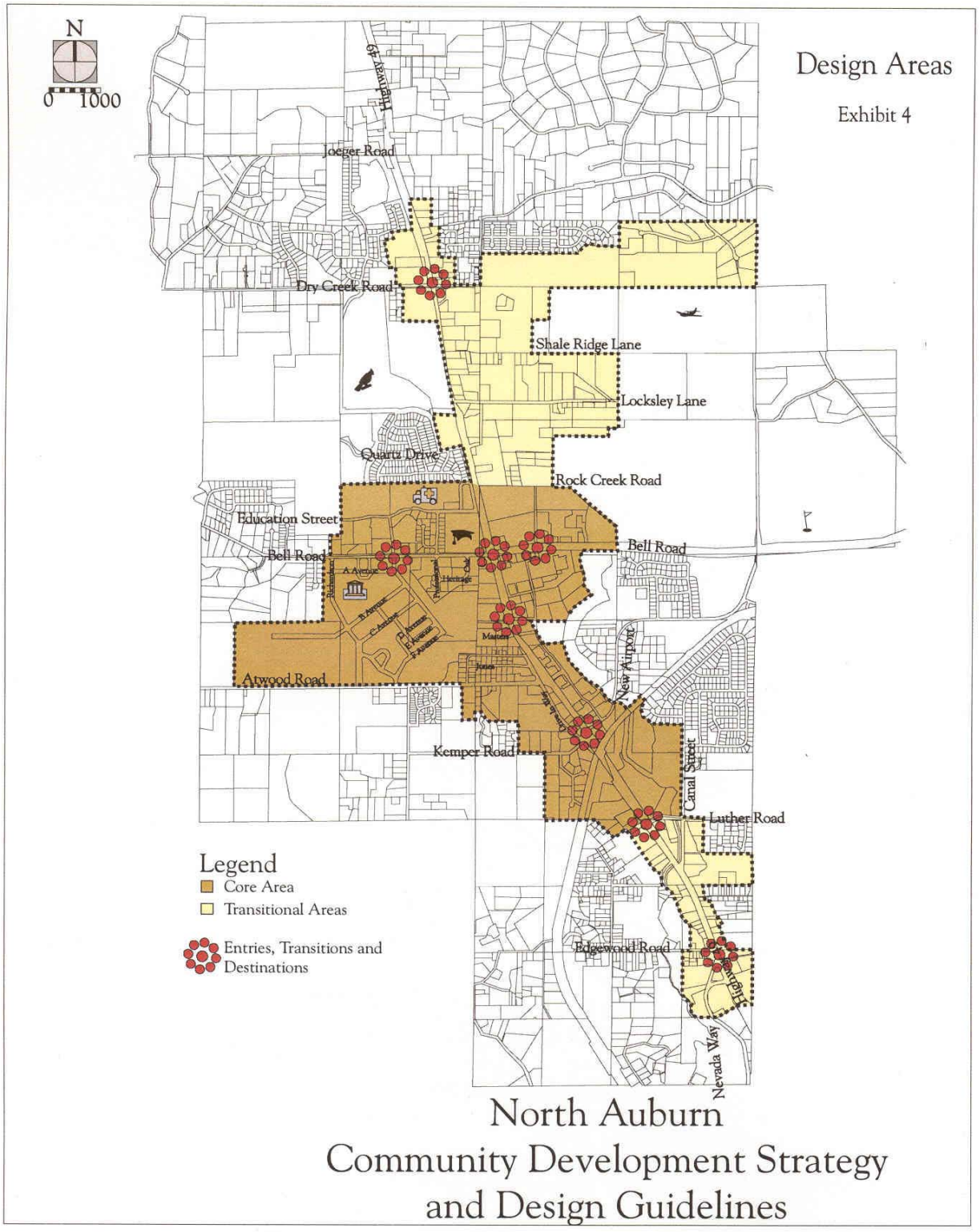
- All buildings located along public right-of-ways should have their primary entrance accessible from the right-of-way; this can be in the form of individual entrances or aggregated building entrances. All building/units located internal to the site shall have entrances from sidewalks that are designed as an extension of the public sidewalk.

- The primary entries of a building should provide protection from inclement weather in the form of integrated architectural elements such as canopies, arcades, etc.

- Offices and commercial uses should be designed with entrances that consolidate the path to the tenant from the parking area with the path to the tenant from the street. If parking is located behind buildings, and entrances are off of the public street, then the use of a breeze way or other pass-through to get pedestrians to the front of a property may be required.

- Street entrances to buildings/units should occur at the highest frequency possible based on the requirements of the building user.

- The main entry shall be clearly identified. Elements that can be used to articulate an entry include, but are not limited to: recesses, additional detailing, overhangs, lighting, and changes in building form.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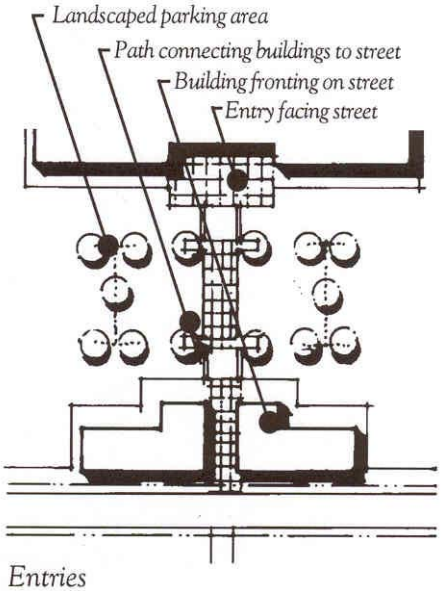
Design Areas
Exhibit 4
Highway 49
Joeger Road
Dry Creek Road
Shale Ridge Lane
Locksley Lane
Quartz Drive
Rock Creek Road
Education Street
Bell Road
Bell Road
Atwood Road
New Airport
Kemper Road
Canal Street
Luther Road
Edgewood Road
Nevada Way
Legend
Core Area
Transitional Areas
Entries, Transitions and Destinations
North Auburn
Community Development Strategy
and Design Guidelines



Entries

- When a project has multiple storefronts or entries, they shall be strongly related to the overall design. Each entry shall be treated architecturally in accordance with its importance in function and organization of the project.

- The scale of the entry should be related to the building scale.

- Entries which are not meant to be regularly utilized, such as emergency exists, should be incorporated into the design of the building by alignment of elements or other articulation. Secondary entries should not appear to be an afterthought or break up established design rhythms or patterns.

2.b. Building Articulation

- Roof forms shall periodically change height, orientation, or shape consistent with the overall building design. Long, uninterrupted horizontal lines of parapet are not appropriate. Parapet line shall be broken up by vertical or horizontal offsets or changing of roof forms. Breaks in the parapet should articulate building entries, different businesses or sub-use (such as a garden center or tire shop) or architectural "events" (i.e. change in material, signage, trellis or canopy, horizontal or vertical projections, etc.). In no case may a horizontal parapet line exceed 40 feet in length.

- Building surface variation is also accomplished with the placement of windows and entries, planer changes (where the building surface recedes or projects), significant color changes, material changes, or other elements that add variation along the length of a building. Structures should also have articulation at entries, bases, and tops. The organization used shall break up the overall mass into smaller elements. Buildings shall provide as much visual interest as possible without creating a chaotic image.

- One method of reducing the blank walls of large anchor tenants is by placing smaller in-line stores in front of the anchor, at the same time leaving a dominate open entrance space for the anchor tenant.

2.c. Activity Encroachments

- Functional encroachments (non-building areas such as courtyards, plazas, outdoor eating areas and other "activated" areas) into required setback areas are allowed if they contribute to the visible activity of the public street. Outdoor eating and gathering areas and product display and sales are encouraged where these areas are design to accommodate the use. These should have direct connection to the public sidewalk. See Section 17.56.190 of the Zoning Ordinance.

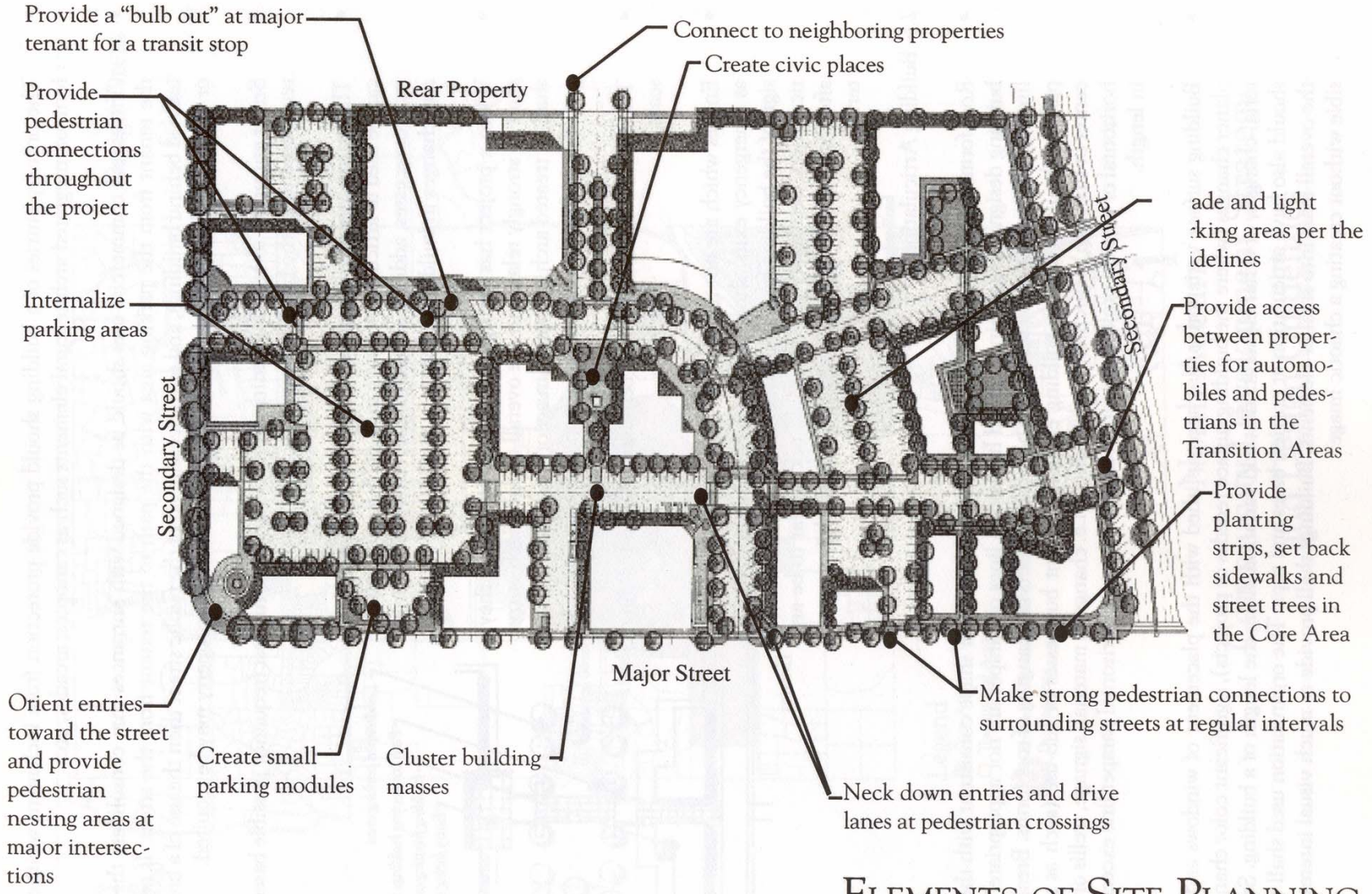
2.d. Design Consistency

- All publicly visible building sides shall be designed with a complementary level of detailing and quality of materials. A design concept shall be established for each project and developed on all visible faces of each building. Projects with walls that exceed 20 feet in height are generally not considered to have a back or rear side that could be relegated to a simpler design treatment.

- The design concept should be appropriate to the scale of the building. The use of overly dramatic features that might be in scale on smaller scale projects and inappropriate at a larger scale. In either case dramatic architectural features must be carefully designed.

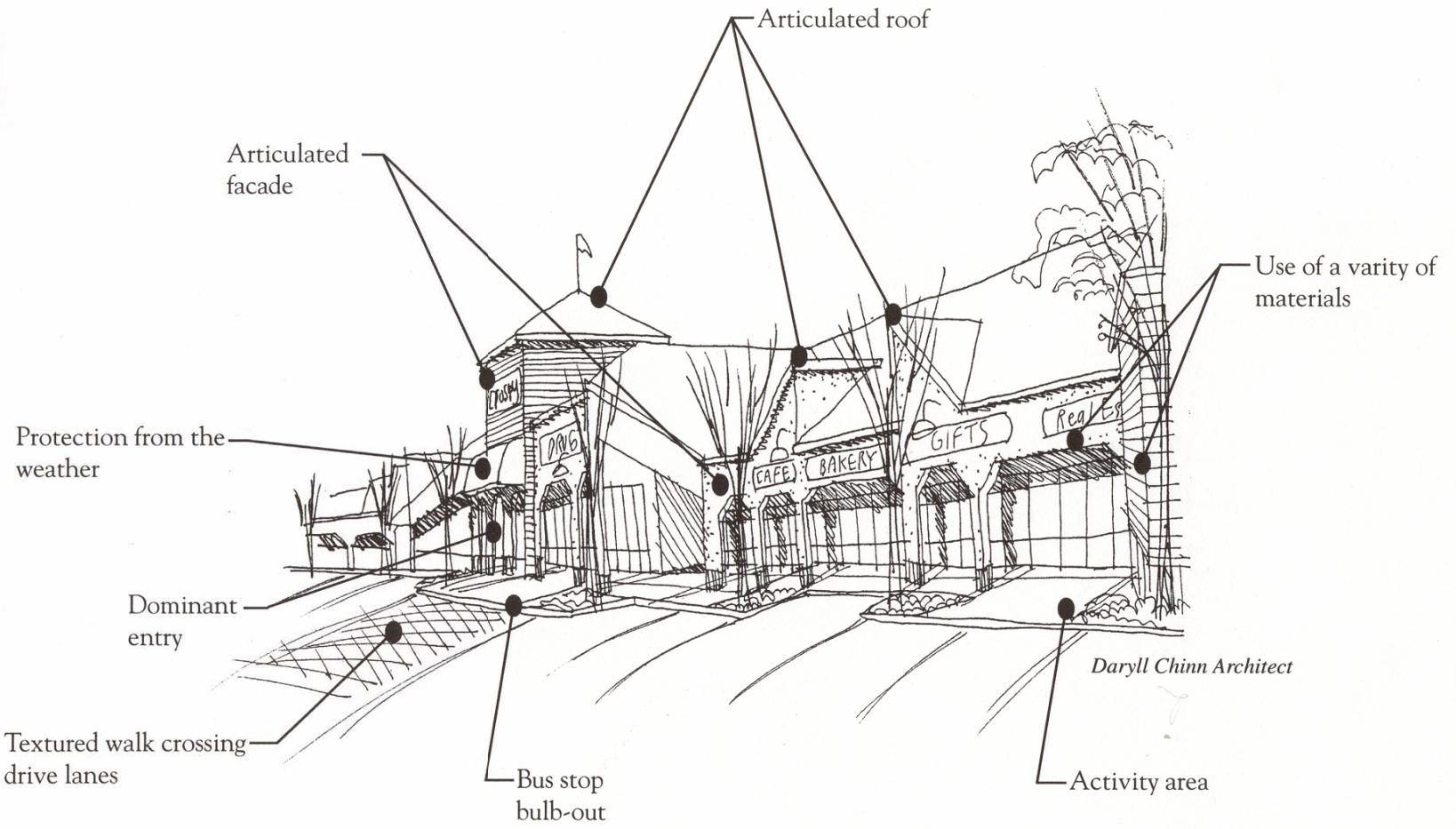
- The design concept shall be consistent throughout a project. There should be a continuity, but not necessarily a simple repetition of components.

- Ancillary structures shall be architecturally design to be complementary to the main building.



ELEMENTS OF SITE PLANNING

EXHIBIT 5



ELEMENTS OF BUILDING DESIGN

EXHIBIT 6

2.e. Materials and Color

- Uninterrupted and unarticulated monochromatic expanses over 40 feet are generally not going to be acceptable. Colors and materials can be used to help achieve this goal.
- Care should be taken not to use too many materials so as to cause visual clutter. If only one materials is used, then façade articulation becomes even more important.
- Texture should be considered in selection of materials to add interest to a building and articulate the design.
- The detailing and building materials shall convey a quality of craftsmanship and permanence.
- Use of the highest quality of feasible building materials is encouraged. Wood products used as exterior siding should be avoided on projects of 10,000 square feet or more.
- Reflective glass is highly discouraged.
- "Natural" materials are more desirable than "imitation" materials.

Preferred materials include:

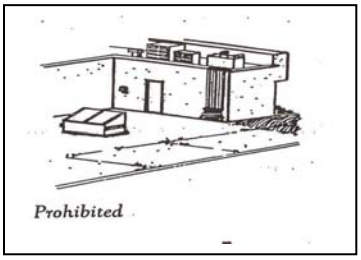
- Brick (or masonry veneer that closely matches) - a minimum of 50% of the building front façade and 30% for the remainder of the building in the Core Area and minimum in the Transition Areas.
- Natural rock, stone, and brick (or veneer that closely matches) - a minimum of 10% of the building front façade - Transition Area only
- Split face block - both areas
- Stucco (but not as a primary materials) - both areas
- Shingle roofs (wood, concrete, tile, dimensional compositions, etc.) - both areas.
- Natural wood - both areas
- Wooden beams and posts - both areas
- Materials used to symbolize wood (i.e., pressed mortar) - Transition Area only
- Metal roofing (high quality baked enamel finish to prevent fading) - both areas

2.f. Theme Design

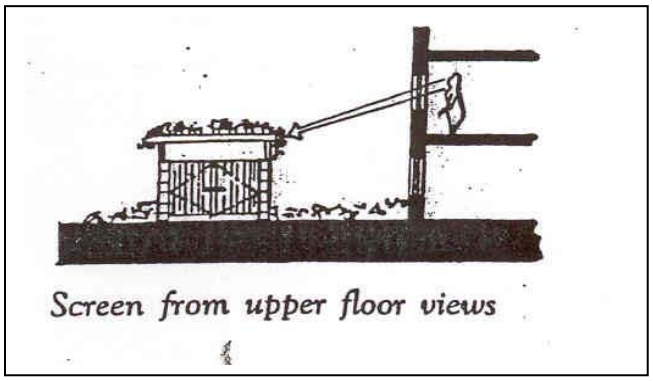
Architectural diversity is encouraged. These guidelines do not prohibit any architectural style.

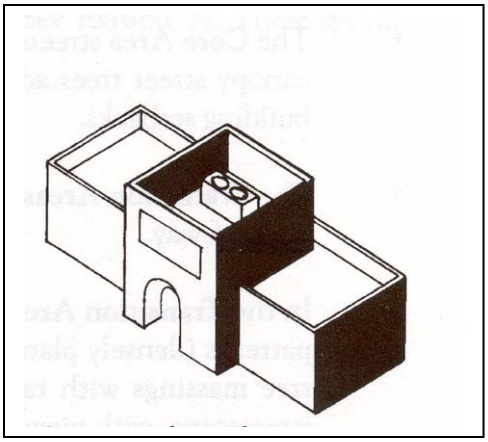
2.g. Services and Mechanical and Electrical Equipment

- Mechanical, electrical equipment and antennas shall be screened or incorporated into the building design. Screening devices shall incorporate building materials complementary to the remainder of the building. Utility meters, cable equipment, telephone entry boxes, water vacuum breakers, back flow preventers, irrigation control valves, electrical transformers and pull boxes, and all other utility equipment should be located away from use areas and screened from view. Such facilities must be reasonably accessible to the utility company.



- When roof mounted or other equipment will be visible from the surrounding properties are grade or from the upper floors of surrounding buildings, screening is required.





- Underground service for electric, telephone, cable, and gas utilities is encouraged.

- Service, storage, trash, and loading functions shall not interfere with the quiet use and enjoyment of adjacent residential or commercial gathering places.

- Service access should be located in a position so as not to obstruct automobile or pedestrian circulation.

3. SIGNS

Freestanding signs in the North Auburn area shall be a low, profile monument style, not to exceed 8' in height, except where the grade level at the base of the sign is lower than the adjacent roadway; in such cases, the height of the sign may be increased to an equivalent of 8' above the grade of the road. All signs should either be externally illuminated or only the individual letters shall be internally illuminated. A brick base should be used in the **Core Area** and a rock, stone, or brick base that matches the material used on the façade should be used in the **Transition Areas**.

4. LANDSCAPING

4.a. Design Concept

- The Core Area streets should be improved to urban standards with a planting strip with broad canopy street trees adjacent to the street surface, a six to eight foot sidewalk and minimal building setbacks.

- The Transition Areas should have a more rural feeling with building's setback from the street right-of-way.

- In the Transition Areas, street tree planting should generally consist of random natural forest patterns (densely planted in conifers and other native shrubs and ground covers). Interesting tree massing with random spacing are encouraged to provide an undulating and varied streetscape, with view "windows" (the size and location will be dependent on the site and key development features on the site or beyond) created at selected points.

- In the Core Area a more formal regular spacing (20 to 30 feet) of a single straight row of large deciduous street trees is required to create a street tree theme. Additional plantings will be required in the landscape area.

- In the both areas, a minimum 30 foot on-site landscaping is required along Highway 49. In addition, a six foot meandering sidewalk is also required.

- Whether a formal or informal landscape design concept is used, the selected design concept should be reflected along the entire length or substantial continuous component of the street frontage.

- Mounded or swaled areas should not exceed a 3:1 slope condition.

- Efficient and automatic irrigation systems (ideally underground, i.e. *Netafirm*) should be utilized to insure the continued growth of plant materials.

- Landscaping should be used to accentuate view windows into commercial office and residential neighborhoods. Trees and shrubs can be planted to frame or screen views selectively.

- Landscape elements should complement architectural design elements. Expansive horizontal and vertical walls and fences, comprised of singular materials, should be interrupted by foliage masses.

- Within individuals projects, trees should be used to define and enclose exterior spaces intended for different activities.

- Landscaping and architectural features should be used to screen from view certain visually undesirable elements such as parking, storage, loading, refuse containers, utilities and irrigation controls.

4.b. Entries, Transitions, and Destinations

- Landscaping should be intensified to emphasize entries, transitions and destinations. Entry monuments should be enhanced with tree, shrub, and groundcover plantings. Pedestrian seating or waiting areas should be provided at the street corners (See Exhibit 5). These special areas include the following locations:

✓ Highway 49 and Dry Creek Road
✓ Highway 49 and Bell
✓ Highway 49 and Willow Creek
✓ Highway 49 and New Airport Road
✓ Highway 49 and Luther Road
✓ Highway 49 and Nevada Street
✓ Bell Road and 1st Street
✓ Bell Road and the Rock Creek Center Entrance

4.c. Walls and Fences

- Vegetation of varying heights, textures and colors should be used in conjunction with walls and fences to define discreet boundaries.

- Walls and fences should be design as an integral element of the project's design concept, enhancing and complementing the landscaped setback areas.

4.d. Plant Materials

- Primary landscape elements should be "long-lived" trees with perennial shrubs and/or ground covers included where appropriate. Annual native flower beds can serve as attractive accent elements, particularly at entry monument locations and major intersections.

- The following plant list supplements the "Highway 49 Landscape Design Guidelines" at a minimum 75% of the proposed plants located within the Highway 49 right of way will need to be selected from the list contained in the "Highway 49 Landscape Guidelines".

  The remaining 25% of the proposed plants, located within the right of way, should be selected from the following list: **Note**: The landscaping within the right-of-way should integrate and be compatible with the landscaping behind the right-of-way within the proposed project boundaries (if applicable).

TREES:	**COMMENTS:**
Zelkova	Canopy, Planter strip in Core Area
London Plane	Canopy. Planter strip in Core Area
Ginkgo	Canopy. Planter strip in Core Area
Coast Live Oak (10% Maximum)	Canopy. Slow growth. Planter strip in Core Area
Valley Oak (10% Maximum)	Canopy. Slow growth. Planter strip in Core Area
Black Oak (10% Maximum)	Canopy. Slow growth. Planter strip in Core Area
Ponderosa Pine	Both Areas
Cottonwood	Wetland Areas
Incense Cedar	Transition Areas
California Buckeye	Transition Areas
Dogwood	Transition Areas

5. SITE ACCESS

5.a. Connections to Neighbors

- Commercial projects should have direct and convenient access to the adjoining neighborhood residential and commercial areas. If adjacent residential and commercial uses are connected by property line and not directly by a public street, pedestrian access across the shared property line should be provided where feasible. These connections should remain safe, well lit, and accessible at all times.

- A project which is enclosed by walls and fences should provide openings or unlocked gates to all adjacent development and streets at a maximum of 300 feet on-center where it provides more convenient access.

- If adjacent retail or office buildings have similar deep setbacks, and side-to-side pedestrian/auto circulation is viable, then a direct site-to-site side property line crossing shall be developed and improved as appropriate. When appropriate, reciprocal access agreements or easements will be required.

5.b. Connections To Street Network

- Plazas/Courtyards/Gallerias shall have a public pedestrian connection to the right-of-way.

- Where buildings are set back from the street, pedestrian access from the public right-of-way to the primary uses on the site should occur at a maximum of 300 feet on-center to connect the on-site walkways and the public sidewalk. Landscape strips shall be crossed for pedestrian access at regular intervals. Textured pavement or a similar treatment shall be used to designate pedestrian crossing of drive lanes.

- When pedestrian access to a site is in the same location as automobile entries (i.e., at driveways), pedestrian paths shall be six inches higher than the automobile path with a vertical curb and be separated from each by a planter strip with a minimum width of six feet. The pedestrian access should be well lighted at night and integrated with the parking lot landscaping so as to provide a shaded walkway.

5.c. Connections To Transit

- Allow for stops in front of major stores and supermarkets.

- Bus “pullouts” should be provided at potential bus stops.

- Provide adequate waiting areas and shelters for transit users.

- Provide clear pedestrian connections between the bus stop and major tenants that are separated from auto traffic.

6. BUILDING LOCATION

6.a. Building Clusters

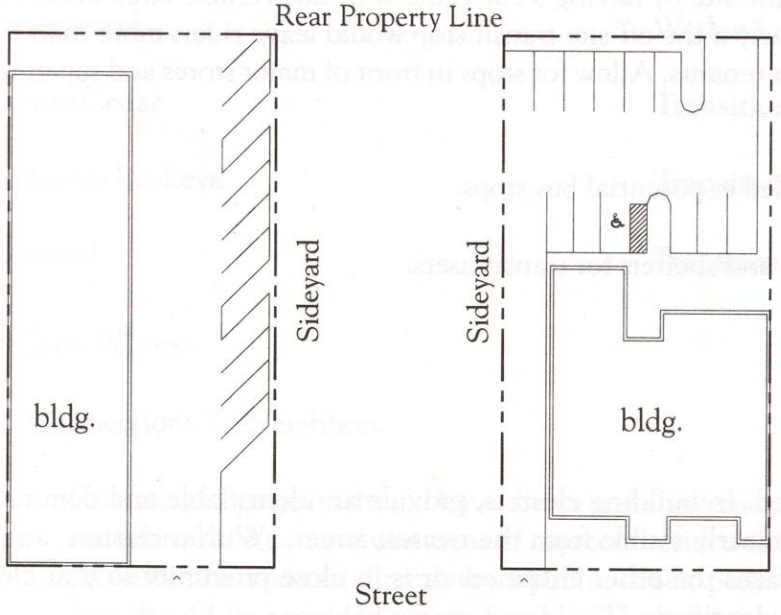
- Building clusters are encouraged. In building clusters, provide an identifiable and dominant entrance to the cluster that is clearly visible from the nearest street. Within clusters, assure that each building's entrance faces the other entrances or is in close proximity so that clear pedestrian destinations can be identified.

6.b. Blank and Opaque Walls

Blank and opaque walls in commercial projects shall not "backup" to existing streets. In cases where buildings face the major commercial street, frontages along side streets may be handled in these ways:

- Secondary tenants can orient toward these streets;
- Windows and secondary entrances along the side street frontages can enliven these elevations;
- Large tenants, such as supermarkets, that have interior "boutique" functions (an in-house deli, bakery, flower stand, or nursery) can locate these along the secondary frontages and provide separate or secondary access to these functions, increasing exposure while enlivening the neighborhood;
- Freestanding single use facilities that have limited access shall continue façade design elements along the secondary frontages and provide pedestrian amenities such as covered walkways, trellises, and activity areas.

Secondary entrances for "boutique" functions (an in-house deli, bakery, flower stand, or nursery)



7. PARKING

- Divert parking to the interior or interior side of the site, and where possible, placed behind buildings, unless there are circumstances associated with the site that make this infeasible.

- Parking areas should be design and landscaped to create smaller parking modules.

- Design walkways, landscaping and fencing within parking lots so that they do not create barriers for pedestrians.

- 50% of the parking area should be shaded within 15 years of building permit issuance.

8. BICYCLE PARKING

See Section 17.54.050(B)(4) of the Zoning Ordinance.

- Bicycle lockers should be fastened to the ground and can be either pre-manufactured or incorporated into the building. When pre-manufactured, they shall be integrated into the design of the building and not appear to be an afterthought.

- Bicycle racks and lockers should be well lighted and located at building entries with good surveillance from building visitors and occupants.

9. INTERNAL CIRCULATION

9.a. Automobile

- Projects along Highway 49 or its frontage roads should establish, through an access easement, at least one primary route through the site parallel to Highway 49 to accommodate traffic flow. This route should connect to adjoining properties or public streets at each end.

- Curb cuts for entry drives should be as narrow (10 to 12 feet per lane) as possible without creating unsafe conditions for either the automobile or the pedestrian. Where driveway medians are used they:

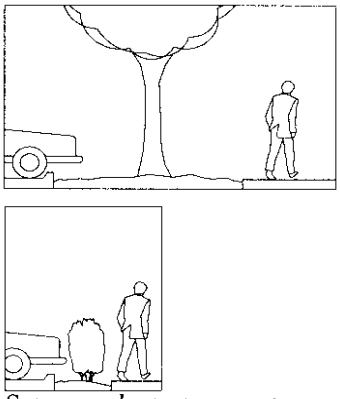
- Shall accommodate pedestrian crossing islands and bulb-out where appropriate.

- Should be minimum of seven feet wide to accommodate tree planting or signage.

- Intersection radii should be as small as possible in order to reduce speeds and enhance pedestrian safety.

9.b. Pedestrian Circulation

- Locate walkways so the pedestrian has a short distance to walk between buildings, a transit facility, or a street with sidewalks, and entrance to a building.



Separate the pedestrian from the automobile

  - Walkways through the parking areas should utilize pavers, bomanite, pressed and colored asphalt, or other specialized pavings systems and be landscaped on both sides (when not in a drive lane) with trees, shrubs, and ground cover.

  - Provide a visual and physical paved pathway to streets, building clusters, adjoining properties and transit facilities.

- Minimize opportunities for pedestrian/auto conflict by consolidating driveways, creating safe pedestrian crossings, and providing continuous sidewalk curbs.

- In the Core Area and in the Transition Areas if feasible, create a minimum of a four to six-foot planting strip with trees to buffer sidewalks from the street and, if feasible, provide another row of street trees between the sidewalk and the property.

- All dedicated pedestrian routes (including through parking areas) should be separated from automobile routes by a 90° vertical curb. Rolled curbs are generally not going to be permitted.

- Sidewalk pavement treatments crossing internal roads or drive aisles shall be distinguished from the drive aisle and be a continuation of the public sidewalk.

- Provide an eight-foot minimum width sidewalk adjacent to a transit stop and increase the width of the number of users warrants additional circulation space. The minimum width of walkway is six feet. Provide pedestrian facilities such as signs, benches, trash cans, etc., as the volume and need requires.

- Shelter pedestrians from the weather.

10. Civic Areas

10.a. Locations

Projects are to provide publicly accessible "civic" spaces as outlined below:

- When there is no building setback or entrance within 10' of back of sidewalk; no requirements under this category; the street itself serves as the "destination".

- When there is a medium entry setback (10'-150') from any street; provide improved pedestrian route between building entry and street. This route should be designed for pedestrians, should include site details such as specialty paving, landscaping for shade, and should be connected directly to the key on-site pathways and the entry of the key buildings. This path is to be continuous through all landscape and parking areas. Parking areas can have drive-aisles parallel to the street, widening the space between some cars to create room for a walkway.

- When there is a major setback (over 150'): provide a secondary system of pedestrian amenities along the building and through the parking lot. These amenities to include a sidewalk, a planting strip buffer between the walkway and the roadway, shade trees, site furniture at key locations (drop-off areas, near entrances), and pedestrian scaled lighting. Also, increase the frequency of paths for long frontage developments.

- When there are multiple setbacks: each portion of the site should be developed according to its setback and the criteria above.

- When projects are in excess of twenty-five thousand (25,000) square feet: provide an area equal to 5% of the building area, up to 10,000 square feet, that offer opportunities for public uses (outdoor seating, outdoor cafes, areas for temporary outdoor sales, outdoor performance spaces) that are adjacent to, but distinct form, the general circulation. This area can utilize required landscape areas.

- Smaller projects are encouraged to provide these active spaces.

11. ENERGY CONSERVATION

- Buildings should exhibit design responsive to western Placer County's climate, including elements such as recessed windows, thermally selected glass, arcades, awnings, and overhangs that shade activities, windows, and buildings. Different sides of buildings should also exhibit different climatic responses depending on their solar orientation, wind exposure, etc.

12. FENCING

- If fencing is necessary between commercial uses, transparent fencing materials such as wrought iron and metal (tube) fences with design features are preferred although concrete block, masonry, and plaster are permitted.

- Fencing should complement the overall project design. Variations in design of fencing are strongly encouraged. Options include use of "open" lattices at key views or continuously along the top of a fence, or using trellises and gates at entries and at important places along the perimeter of a site.

- When a fence parallels a walkway provide a 24 inch minimum planting strip between the sidewalk and the fence.

- Chain link fences visible from public view are strongly discouraged. If chain link fencing is used, vegetation should entirely cover the fence. Vegetation that works well includes vines, such as star jasmine, Virginia creeper, and creeping fig. Use of concertina wire and chain link with slats are prohibited.

13. SPECIALTY USES

13.a. Big Box Development

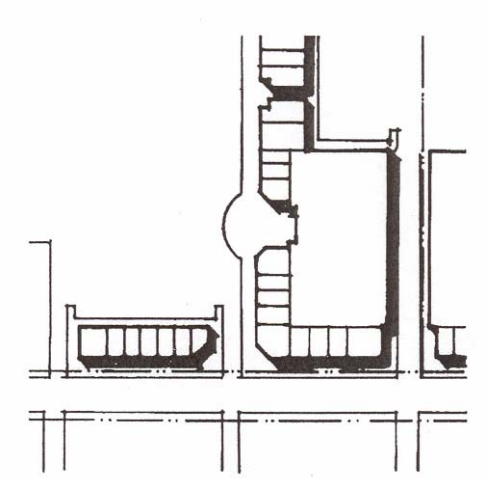
The primary design issues related to big box retail (greater than 45,000 square feet) is the need to successfully accommodate large parking areas and to provide architectural interest to an otherwise plain, unadorned big box structure.

Site Organization
Parking lots for big box retail should not occur entirely in front of the building. In order to reduce the impact of the large quantity of parking, at least one half of the parking should occur at the interior side yard or rear of the structure.

- The base of the big box building should be completely surrounded on all four sides by landscaping or enhanced pedestrian pathways.

- The major entry aisles should be aligned with the building entry of the most prominent on-site building.

- Smaller pad buildings are encouraged at the sites perimeter which help link the building to the street.



Big box user with smaller in-line shops along perimeter

Building Design

- The big box building should contain an identifiable base. Where the building meets the landscape area or sidewalk, and extending six or more feet up the building face is required to establish an architectural base. This base shall include a change in surface texture, a projection, break in the wall color and a different material. A masonry base would incorporate all of the above.

- The base material should be highly resistant to damage, defacing and general wear and tear. Stucco may not be utilized as a base material. Precast decorative concrete, stone masonry, brick and commercial grade ceramic tile are examples of acceptable base materials.

- A variety of roof types are encouraged. Distinct and interesting parapet tops or pitched roofs on these otherwise predominantly flat roofed structures are encouraged. A substantial cornice should be used at the top of a parapet wall or roof curb, providing a distinctive cap to the building façade. Unadorned parapet tops are strongly discouraged.

- Building wall articulation (horizontal and vertical) is required on the big box. Exterior wall treatments such as arcades, porticos, insets, projections, colonnades, lower shed roof structures, and wing walls can be used to successfully mitigate the appearance of the typical boxlike appearance of the building.

- Encourage big box buildings to be designed with in-line shops around the buildings perimeter to create a more human scale setting.

13.b. Outdoor Sales, Rental and Storage Yards

Outdoor Sales and Rental Yards

Front Yard
Landscaping and Display Areas

Land Use*	Landscape Minimum Setback	Sales/Service Building Maximum Setback
Auto Sales	30’	55’
Equipment Sales and Rental	30’	40’
Mobile Home/Modular Homes Sales	30’	70’
Nursery	10’	30’
R.V. and Utility Trailers	30’	60’

* Setback requirements for other uses shall be determined by the Planning Director as specified in the zoning ordinance.

- The remainder of the display area may be located on a side yard or rear yard.
- The base of the sales building should be improved with landscaping and/or enhanced pedestrian pathways and/or seating areas as appropriate.
- Extensive shading for surfaced areas should be planned.
- Outdoor lighting shall be provided as determined by the Planning Director
- All display, storage, or repair activities shall be confined to the subject property.
- Outdoor storage areas should be screened with a solid decorative masonry fence. Materials stored outdoors should not exceed the height of the fence.
- Outdoor sales and rental yards shall provide a surface material(s) that eliminates dust.

Outdoor Storage Yards

- Outdoor storage, auto report, truck depots, building materials, contractor yards, and similar uses should be screened with a solid decorative masonry or solid wooden (no voids) fence. Materials stored outdoors should not exceed the height of the screen fence.

- A 15 foot front yard with landscaping shall be used to augment the screening provided by solid walls and fences. Landscaping should be installed to provide second level to screening, especially where storage areas can be viewed from higher elevations. Chain link fencing with metal or redwood slats is not an acceptable method of meeting screening requirements, and the use of concertina or razor wire for security purposes is prohibited.

- Outdoor storage areas adjacent to Highway 49 shall provide a solid masonry wall of 8 feet in height and a continuous evergreen tree screen planted at a maximum 15 feet on center in a minimum 30 foot landscape area.

- Storage areas shall provide a surface materials(s) that eliminates dust.

13.c. Mixed Use Development

- Recessed or projecting room volumes, gables or other roof forms that break the roof line should be used to delineate individual rooms and dwelling units on upper floors.

- Mixed use projects must consider siting and types of uses to avoid conflicts with surrounding residential uses.

- The location and sizing of windows should be used to differentiate between types of uses.

- The design of the commercial component of a mixed use project should maintain a strong public presence through clear glass, interior and exterior lighting, display areas, awnings, or signage.

- Entrances for second story offices and/or residences should be clearly articulated and accessible from the street or courtyards that open onto the street.

- Non-residential facilities should not present a rear elevation to the front or side of any residential unit.

- Courtyards could be shared by different uses, such as office and residential. When a courtyard is to be shared by residential units and office or retail businesses, provide individual outdoor spaces for the residential units that are private visually and functionally.

- Avoid views to private outdoor residential spaces and circulation from commercial uses to maintain privacy for the residential uses.

- To eliminate the need for future installation of ducts, pipes, and conduit on the exterior of the building, provisions should be made at a maximum of 60 feet on center for one-hour-rated vertical chases through the residential floors to accommodate commercial utilities that must terminate at the roof. The chases should have an interior clear dimension of a minimum of 24 inches by 24 inches to accommodate the smallest Class A exhaust hood for restaurant uses.

- Adequate provision should be made in commercial ventilation systems to eliminate the migration of odors into residential and outdoor public spaces.

- Design mixed use structures with acoustical separation between uses in floors, ceilings, and walls. Where residential occupancies are horizontally attached to or located over commercial spaces, acoustical separation should be provided as follows:

    - ✓ Construct floor-ceiling and wall assemblies (where uses adjoin each other horizontally with a sound transmission coefficient (STC) of 60 or greater.

    - ✓ Use resilient assemblies to acoustically isolate finishes on concrete and steel columns from the columns supporting second floor framing (or the framing between commercial and residential levels).

13.d. Special Residential

- Special residential uses such as boarding houses, residential care facilities, and single room occupancy housing shall:

- Provide adequate private outdoor common space for the maximum number of occupants allowed at the facility. The common Space should be provided at a minimum ratio of 10 square feet per occupant with a minimum dimension of 10 feet. Open space associated with individual units and common semi-private open space (i.e., porch, patio or deck separated from the right-of-way by a picket fence, railing, shrub, or yard area) is encouraged.

- Provide adequate indoor common space for the maximum number of occupants allowed at the facility. The common space should be provided at a minimum ratio of 15 square feet per occupant and a minimum overall area of 100 square feet.

- Reflect the design context of the neighborhood and avoid an institutional design that does not complement the neighborhood and streetscape.

13.e. Industrial

- Industrial buildings should be placed as close to the street as possible, diverting employee parking to the interior or interior side of the site and, where appropriate, to the rear of lots. Vehicle entrances should be located away from the residential or commercial buildings.

- Buildings should face the major commercial street. The main public entry to a project should be related directly to the main street frontage.

- Projects should include safety conscious design through the use of adequate clear glass, lighting, surveillance, and access for emergency vehicles.

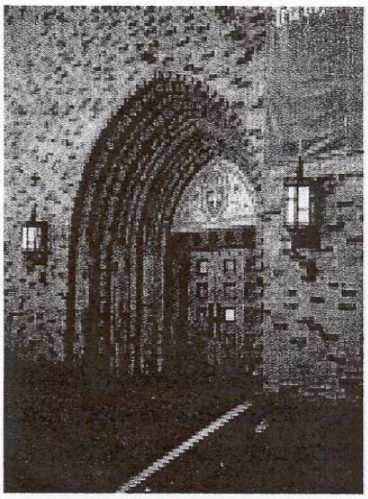
- Buildings with long, flat horizontal facades are discouraged; some modulation of building elevations is strongly encouraged. Planar changes, height changes, etc., should be provided and linked to the surround development patterns if appropriate. Structures should generally have articulation at entries, bases and tops to break up the overall mass into smaller elements.

- Chain-link fences visible from street elevations are strongly discouraged. If chain-link fencing is used, vegetation should screen the fence and plastic coated fencing is encouraged. The use of concertina or ribbon wire is also strongly discouraged.

13.f. Artist Live/Work

- The potential for noise and odor generation should be considered and mitigated through siting and development choices. Access for production pieces in and out of the building must be anticipated and mitigated to avoid conflicts with adjacent residences.

- Artist live/work space has a dual nature and may as a result need unusual design features such as hoists, large doors, vents, and skylights which might provide the opportunity for creativity in the use of a broader palette of materials and unique building forms.



Use of durable and noble materials is encouraged.

13.g. Public Buildings, Places of Worship, Schools, and Day Care Facilities

- Public building should have entrances that are inviting and clearly defined. They should be located along commercial streets, integrated into the streetscape, and maintain the continuity of store frontages. These facilities should be designed to create a sense of permanence and civic presence. Use of durable and noble materials (such as brick, marble, granite, and other stone products) is encouraged.

13.h. Freestanding Pad Buildings

- Freestanding "pad" buildings in commercial centers should blend architecturally and be compatible with the overall development. The visibility of the tenants in the main center should be minimized by the placement of pad buildings. All parking circulation, driveways, and setbacks and landscaping should be integrated with the entire project.

- Drive-thru facilities (for banks, fast-food restaurants, etc.) must not face a public street. Stacking areas for vehicles shall be screened from view and be designed as an integral component of the on-site circulation system. The drive-thru lane shall not be placed between the building and the street unless heavily screened by natural topography or with landscaping.

- When commercial building sites are developed in phases, vacant building pads shall be landscaped with hydro-seed, sod, or other suitable plant materials.

2. BOWMAN AREA

a. Purpose

The following provides additional design elements from the Auburn/Bowman Community Plan to help distinguish the Bowman area from other areas in the County.

b. Commercial and Professional Office

(1) Buildings should be designed with a rural or country flavor. Contemporary architecture using natural materials may be acceptable. Natural materials and rural elements include:

- Natural wood
- Rock
- Stone
- Split face block
- Brick
- Shingled roofs
- Manufactured products which closely resemble natural materials

Undesirable elements include:

- Contemporary architecture that is strictly urban in nature
- Metal buildings
- Long expenses of contemporary metal roofing
- enameled panels
- Aluminum
- "False" looking rock veneer or brick veneer
- Standard block on walls which are visible to the public
- Use of stucco as a primary building material

(2) The use of natural materials (i.e. wood siding, brick, split-faced block, and/or field stone) is required for exterior building elevations. Primary exterior colors which blend with the surrounding natural finishes and the natural background are encouraged. The following materials are not acceptable as primary exterior finishes without the incorporation of natural materials: stucco, smooth finish concrete or plaster, and grooved or precision concrete block.

(3) Earth tones are strongly recommended as the dominant color scheme for new structures. Refer to the color section of the Placer County Design Guidelines for examples.

(4) Commercial buildings next to residential areas and/or large buildings should incorporate the following architectural features: pitched roofs, roof overhangs, articulated roof structures, stepping down of building elevations.

(5) Building heights of commercial, industrial, and multi-family projects along Lincoln Way and Bowman Road which may inhibit the existing scenic vistas of the American River Canyon and the Sierra Nevada Mountain Range shall be restricted to preserve these vistas.

c. Mixed-Use

Mixed-use areas generate a great deal more discussion than the general commercial areas since the mixed-use areas are specially designed to encourage greater pedestrian traffic, require a more intimate scale, and provide for a variety of uses. The Auburn/Bowman Community Plan has two mixed-use areas (mixed-use areas are described in detail in the Plan's Land Use Element). The opportunity to incorporate various mixed-use design elements vary among these mixed-use areas. The following are basic design elements and each mixed-use area should attempt to incorporate these elements whenever possible. Design elements for the residential portion of a mixed-use areas are discussed in the urban subdivision section.

(1) Building setbacks for commercial and professional office uses should be minimized, in some cases, with zero-lot lines. However, when zero-lot lines are used, there should be periodic breaks between buildings to allow convenient pedestrian access between the street and areas to the rear. Industrial uses should maintain a minimum front setback of 20 feet.
(2) Building heights should reflect the desired character of the area and should gradually transition from the height of buildings in adjacent areas to the maximum heights in the core area. The maximum building height in the core area shall not exceed three stories in order to maintain the pedestrian scale.
(3) The pedestrian accessibility of a building depends on its orientation to the main pedestrian route. Failure to properly orient and/or design a building to encourage and accommodate the pedestrian traffic discourages activity from occurring along the main pedestrian route.

    Primary ground floor commercial building entrances must orient to plazas, parks, or pedestrian-oriented streets, not to interior blocks or parking lots. Anchor retail buildings may have their entries from off-street parking lots; however, on-street entries are strongly encouraged.

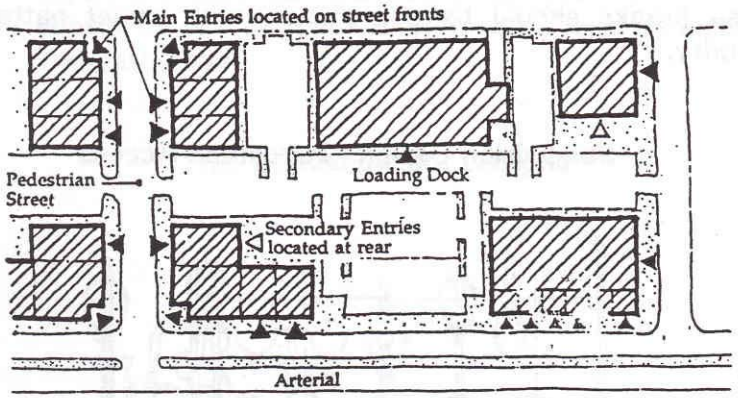
    Street Level windows and numerous building entries are required in the core commercial area. Arcades, porches, bays, and balconies are encouraged.

    If a wall of a primary commercial establishment does not have an entry along the pedestrian route, the building elevation must include windows, display area, and/or be lined with retail shops to provide visual interest to pedestrians.

    Entries into small shops and offices should orient directly onto a pedestrian-oriented street. Buildings with multiple retail tenants should have numerous entries onto the street; small single entry malls will be discouraged. Off-street parking should also be located at the rear of the buildings with walkways leading to the street and entry.

    Varied and interesting building facades are key to making a place pedestrian-oriented. Building designs should provide as much variety as possible without creating a chaotic image. Facades should vary from one building to the next, rather than create an overly unified frontage.

Covered walkways should be provided whenever possible.



Pedestrian Accessibility - Site Design

(4) In order to encourage pedestrian traffic, the following is required of the commercial core area to separate the pedestrian from automobile traffic.

- The roadway system within a mix-use area should provide multiple direct linkages to the core commercial area and adjoining areas without requiring the use of an adjacent arterial.

- Parallel parking helps separate the street from pedestrians by creating a buffer between moving cars and the sidewalk. Additional parking provided by the use of on-street parking helps to replace areas devoted to large off-street parking lots and places parking near the street side building entries. On-site parking areas should be located to the rear or side of the building.

- Parallel parking is encouraged on all streets except arterials; On-street parking tends to slow the flow of through traffic.

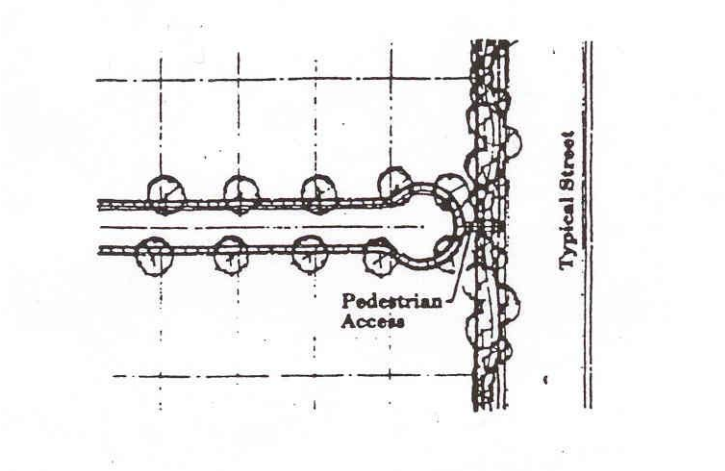
- Street trees and landscaping also provide a sense of separation from traffic lanes for pedestrians on the sidewalk. Street trees provide shade to sidewalks and creates a cooler micro climate. Landscaped areas should be located between the street and the sidewalk. Also, both sides of a street should be tied together through the use of a prominent street landscaping program.

- Alleys in commercial areas place service vehicle access and parking away from the street and sidewalks. This also allows an opportunity for creating more interesting and comfortable streetscape.

- Sidewalks should be of a sufficient size to comfortable accommodate pedestrian traffic (approximately 10' wide).

(5) Encourage pedestrian and bicycle transit by removing potential barriers. Sound walls, landscaping, fencing, and road patterns can become barriers to pedestrian and bicycle traffic if more direct routes are not provided. Breaks should be required in sound walls, fencing, landscaping, and other barriers. These breaks should be coordinated with street patterns for access and security.

Subdivision Design - Pedestrian Access



(6) Street crossings for pedestrians and bicycle should be adequately marked at frequent locations and the use of pavers or similar materials to mark pedestrian and bicycle crossings should be utilized whenever feasible.

(7) Pedestrian and bicycle pathways should provide alternative routes to Highway 49. These pathways should be in clear view of activity areas and be well lighted.

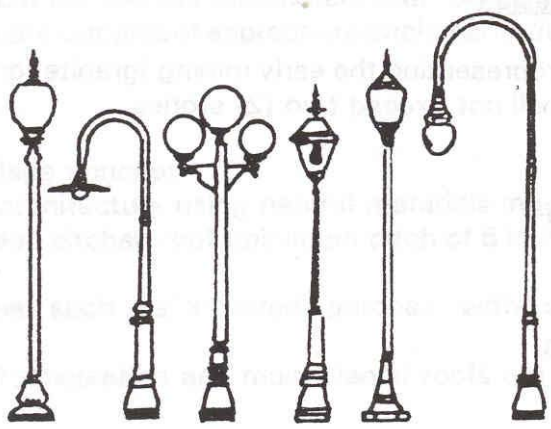
(8) In order to encourage pedestrian activity, additional design features should also be provided.

- Community focal points should be incorporated into mixed-use areas. Focal points serve as gathering and/or destination points and examples include: civic centers, parks, fountains, statues, and street vistas. On-site natural features, including wetlands and canals, can also function as a focal point.

- Activity pockets should be provided along sidewalks to provide amenities for pedestrians. Possible elements include benches, street furniture, sitting ledges, etc.

- Signage should be pedestrian oriented
- Sheltered public transit stops, with turnouts, should be provided where it is appropriate.
- Lighting should be at a pedestrian scale (14 feet or less in height), should be of a decorative type, and should be located along roadways and pathways.

Free Standing Light Designs



(9) Housing should be a variety of type, cost, and ownership opportunities. Examples consist of small lot single-family units, duplexes, town homes, and apartment complexes.

(10) If residential units are built on the second or third floor, the primary ground floor residential entrance should orient towards the street, not to interior blocks or parking lots.

PENRYN

The following section provides design direction relating to basic architectural style and other design parameters desired to preserve the heritage of this community. In 1861, the first granite quarry began operation and soon became an important factor in the economic well-being of the Penryn area and also became a predominant building material. Penryn also became the location for a large number of Japanese immigrants to settle. The early Japanese population has had a significant influence on the area's architecture.

a. Architecture/Site Design

- A historical design representing the early mining (granite) or early Japanese influence.
- Maximum height shall not exceed two (2) stories.
- Pitched roofs
- Low silhouette
- Wide roof overhangs

b. Materials

- Heavy wood beams
- Wood siding
- Granite

c. Colors

- dark earth tones

d. Signs

- Low profile, freestanding or monument

e. Landscaping

- Wide landscaped parkways
- Retention of existing vegetation, especially along drainage ways
- Significant screening, shielding, and buffers along I-80 and public roads as well as from rural residential areas.
- Consideration of establishing a theme tree(s) for the landscaped corridor such as the use of palm trees as representative of the Old English Colony.

MEADOW VISTA

The following design guidelines, adopted for the community of Meadow Vista, which in conjunction with the Community Plan, is intended to promote a rustic village theme in its commercial development and help distinguish the Meadow Vista area from other areas in the County through the identification of design, materials, colors, and landscaping deemed appropriate for the area.

New construction should include the parameters that follow. In addition, figures are included to provide visual examples of appropriate implementation of these parameters.

a. Architecture

- Rustic, rural village concept
- Contemporary architecture using natural materials may be acceptable
- Moderate to steep pitched roof (minimum pitch of 5 in 12 required for majority of roof area)
- Unique features such as covered porches with supporting pillars are encouraged
- Significant wall articulation and multi-planed roofs are required

b. Materials

- Natural wood (or materials used to simulate wood)
- Brick
- Rock and stone (or veneer that closely resembles such materials)
- Split face concrete block
- Fire resistant shingles (e.g., asphalt, concrete, tile)

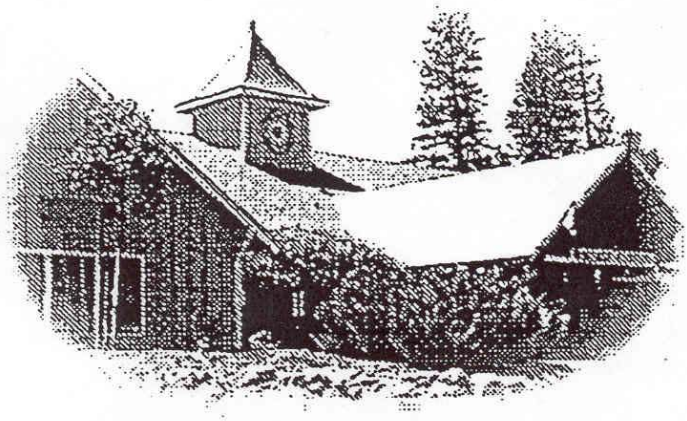
c. Colors

- Muted natural hues including browns, greens, or blues as the dominant color
- Trim colors may vary to harmonize and/or accent the dominant color
- Bright and glaring colors (e.g. primary colors, fluorescent colors, etc.) are to be avoided

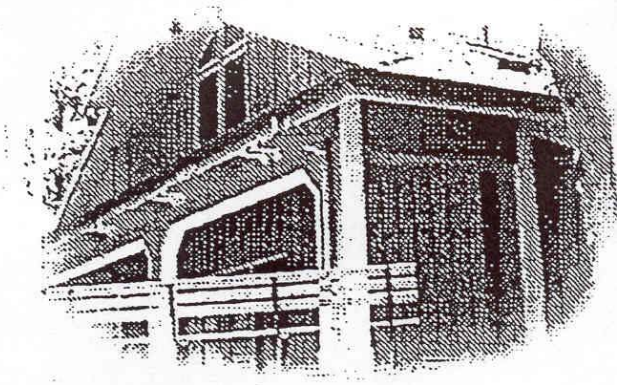
d. Signs

- Sign colors and materials shall be those listed above under Materials/Colors
- Freestanding signs shall not exceed a height of 15' and be no higher than the principle roof line of the tallest building on the parcel
- Freestanding signs shall not exceed an area of 24 square feet of sign copy
- Freestanding signs shall be either a monument style or post with a planter base
- Building signs shall not exceed 24 square feet. On buildings with covered walkways along the building frontage, two additional square feet of signage may be placed under the cover and perpendicular to the building.

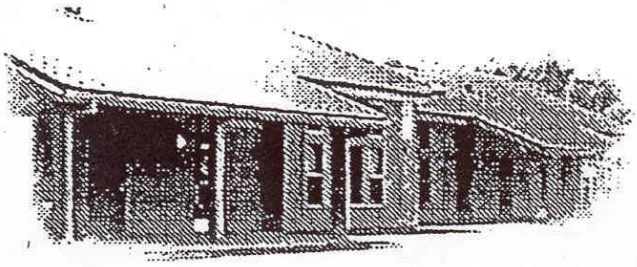
Desirable Features in Rural Areas



Multi-planed Steep Pitched Roofs

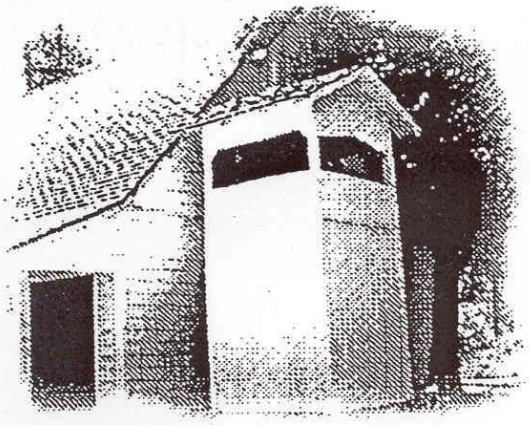


Covered Porches with Supporting Pillars



Significant Wall Articulation

Preservation of Native Plant Materials



Unique Features

- In the case of a building with two or more tenants, the building owner is responsible for submitting and obtaining approval of a master plan for the signage for the building including size, material, color, and location. Individual tenant signs should be reviewed for size, material, color, and location to ensure harmony between the sign and the building design and surrounding environment.
- Sign designs permitted include monument, post with planter base, and building.
- Non-illuminated signs are encouraged. If illuminated, such illumination shall be low intensity, defused, stationary, and constant.
- Signs shall be non-moving, stationary structures (all components).
- If translucent material is used, it shall comprise a minor portion of the sign surface.
- International standard symbols are favored for directional signs.

e. Landscaping

- Preservation of native plant material shall be encouraged.
- Emphasis shall be placed on creating significant landscape areas which include native and the non-native, drought tolerant plant materials.
- Encourage repetition of landscaping elements from one property to another to provide a unifying effect.
- Provide a landscaped buffer area with a pedestrian pathway/sidewalk between roads and parking lots or buildings.
- Landscape areas shall include a substantial number of deciduous trees for summer shade and winter sun.
- All landscape areas shall be irrigated automatically.

f. Parking

- Off-street parking shall be separated from roads by planters, retaining walls, fences, curbs, islands or other landscaped separators.
- In an effort to encourage pedestrian circulation and a town square concept, collective parking lots are preferred over individual parking lots for each building.

g. Pedestrian Access

- Areas shall be designated for safe pedestrian travel in front of, as well as, to and from business establishments.
- Adjacent parcels shall be connected by pathways/sidewalks.

h. Lighting

- Outdoor lighting shall be directed downward and screened to minimize light pollution of the night sky and spillover of light onto surrounding properties and roads.
- Outdoor lighting shall be limited to that necessary to provide public safety.
- Provide for a reduced lighting standard when the business and/or property is not in use.

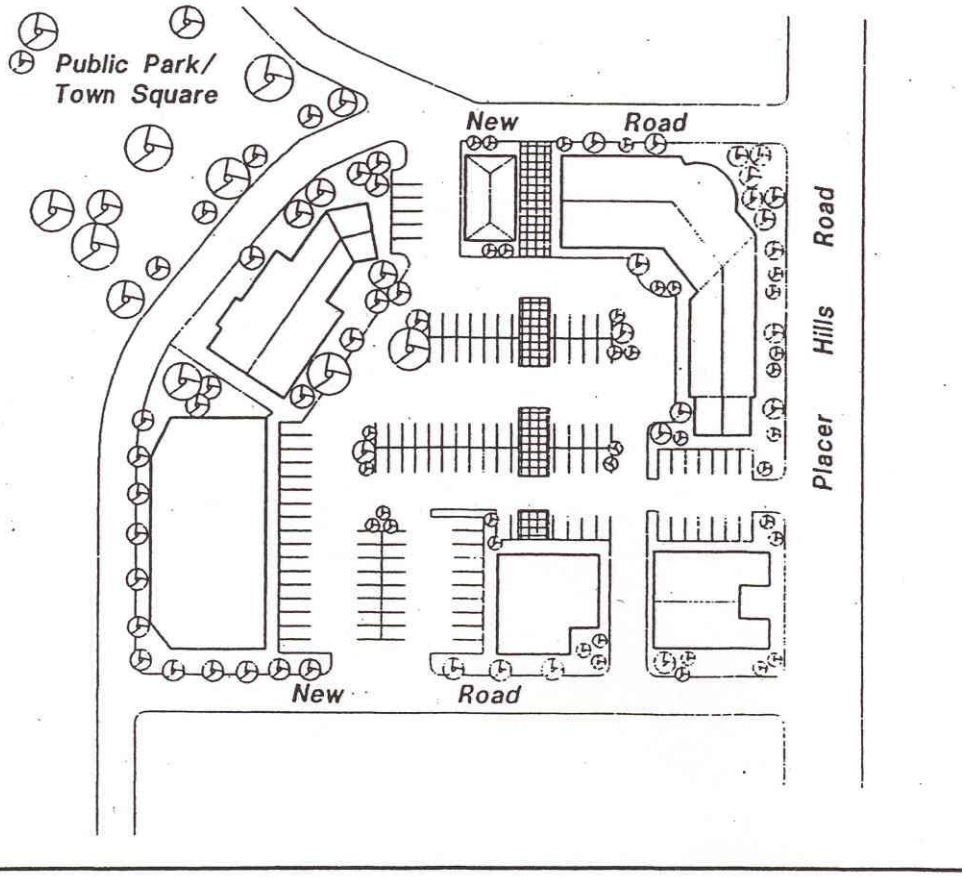
i. Utilities/Drainage

- All utilities shall be under grounded within the project's property boundaries.
- Adequate drainage systems must be integrated into the overall design and landscaping plan.

j. Supplementary Guidelines for Professional Office Zoned Areas

- Buildings shall be of residential exterior design.
- Exterior materials shall not be metal, but rather wood, brick, stone, or other materials typical of residential-style construction. Exceptions may be made for roofs under special conditions.
- Parking areas shall be located out of view of adjacent residential areas, where possible.
- Exterior lighting shall be directed downward and screened to eliminate shining onto adjacent residential areas or into oncoming vehicular traffic.
- Access to parking lots and service entrances shall not be from residential roads, if possible.
- Signs shall be located so as not to be visible from adjacent residential areas, if possible.

Example of Shared Parking Facilities



4. GRANITE BAY

The following section provides design direction relating to a village architectural style and other appropriate design parameters desired by the Granite Bay community. See the Community Design Element of the Granite Bay General Plan for specific landscape design standards (Appendix A) not included as a part of this manual.

a. Architecture/Site Design

- Significant wall articulation
- Extensive setbacks
- Rural village concept

b. Materials

- Extensive use of wood
- Brick as an accent
- Concrete shingle roofing
- River cobble as an accent

c. Colors

- Earth tones

d. Signs

- Low profile monument signs. If part of a shopping center, it shall only identify the center.
- Individual letters

e. Landscaping

- Significant amounts of landscaping
- Participation in a theme tree program shall be required along major corridors
- A fifteen (15) foot minimum landscaped area shall be required along Douglas Blvd, Sierra College Boulevard and Auburn Folsom Road.
- Preservation of native, drought tolerant plant material.

5. NEWCASTLE

The following section provides design direction relating to basic historical buildings, 1860-1890 period fruit sheds/industrial building. These architectural components are sought in new development.

a. Architecture/Site Design

- Wooden frame buildings with corrugated metal siding used as an accent.
- Gabel, hip, and shed roofs.
- Two and three story residential structure
- Upper and lower story porches.

b. Materials

- Masonry including use of stone, split block, or brick.
- Large heavy wooden and iron doors.
- Roof materials include metals, slate shingles, and wood shake.

c. Color

- Earth tone

V. GLOSSARY OF TERMS

For purposes of this design manual, the following glossary of terms is provided to assist developers, staff and decision - makers understand the meaning of various design terms. Not all of these terms appear in this manual, although their usage will likely be used frequently to describe development proposals. Terms followed by an asterisk are taken directly from the Placer County Zoning Ordinance. Also, for sake of ease, they are broken down by category as follows:

A. Glossary of Architectural Terms
B. Glossary of Design Terms
C. Glossary of Preservation Terms
D. Glossary of Sign Terms

A. Glossary of Architectural Terms

Adobe - Structure made with large bricks of sun-dried clay mixed with straw.

Alley* - A passage or way open to public travel, affording a secondary means of vehicular access to abutting lots and not intended for general traffic circulation.

Arcade - An arched roof or covered passageway.

Arch - A curved structure supporting its weight over an open space such as a door or window.

Architrave - In the classical orders, the lowest member of the entablature; the beam that spans from column to column, resting directly upon their capitals.

Baluster - The upright portion of the row of supports for a porch railing.

Balustrade - A series of balusters surmounted by a rail.

Bargeboard - A finishing board at the edge of a gable roof.

Bay - A regularly repeated spatial element in a building defined by beams or ribs and their supports.

Bay Window - A window projecting outward from the main wall of a building.

Beveled Glass - Glass with a decorative edge cut on a clope to give the pane a faceted appearance.

Belt Course - A continuous horizontal band, either plain or ornate, which projects from the surface of an exterior wall, separating two stores. Ornate belt courses often resemble cornices.

Board and Batten - Vertical siding composed of wide boards that do not overlap and narrow strips, or battens, nailed over the spaces between the boards.

Bone - The general method of overlapping the joints of successive courses of bricks or stone, thereby binding them together to form a wall or other surface. Different patterns may be formed by these joints (e.g., common bond, Flemish bond, English bond, and herringbone bond.

Bracket - A support element under overhangs; often more decorative than functional.

Building Height* - The vertical distance from the average level of the highest and lowest point of that portion of the building site covered by the building, to the topmost point of the building.

Cantilever - A projecting overhang or beam supported only at one end.

Casement Window - Window with hinges to the side and a vertical opening either on the side or in the center.

Clapboard - A long thin board graduating in thickness with the tick overlapping the thin edges; also known as weatherboard.

Column - A vertical support, usually cylindrical, consisting of a base, shaft and capital, either monolithic or built-up of drums the full diameter of the shaft.

Coping - The capping or top course of a wall, sometimes protecting the wall from weather.

Corbel - A type of bracket found in some cornices of brick buildings. It is formed by extending successive courses of brick so that they stand out from the wall surfaces.

Cornice - The third and uppermost division of an entablature, resting on the frieze and projecting out from it.

Course - In a masonry wall, a single line of bricks or stones.

Court* - An open, unoccupied space, other than a yard, on the same lot with a building or group of buildings and which is bounded on two or more sides by such building or buildings.

Cupola - A lookout or similar small structure on the top of a building.

Diffused Light* - Light which travels through a shield of material which has the effect of dispersing the light.

Double Hung Window - A window with an upper and lower sash arranged so that each slides vertically past the other.

Eaves - The overhang at the lower edge of the roof which usually projects out over the walls.

Entablature - In classical architecture, the elaborated beam member carried by the columns, horizontally divided into architrave (below), frieze, and cornice (above). The proportions and detailing are different for each order, and strictly prescribed.

Facade - The exterior face of a building which is the architectural front, sometimes distinguished from other faces by elaboration of architectural or ornamental details.

Fast Food Restaurant* - A restaurant offering meals for fast ordering, receipt, and consumption. A fast-food restaurant may have seats and a drive-up window.

Fenestration - The arrangement and design of windows in a building.

Flashing - Copper or other materials used to make weather tight the joint between a chimney and a roof.

Flat Roof - A roof having only enough slope for drainage.

Frieze - The middle horizontal member of a classical entablature, above the architrave and below the cornice.

Front Wall* - The wall of the building or other structure nearest the street upon which the building faces, but excluding certain architectural features as specified in this chapter.

Gable - The triangular part of an exterior wall, created by the angle of a pitched roof.

Gable Roof - The triangular wall segments at the end of a double pitch or gable roof.

Gambrel Roof - A roof with a broken slope creating two pitches between eaves and ridges, found often on barns.

Garage or Carport* - An accessible and usable covered space of not less than 10’ x 20’ primarily for storage of automobiles.

Garage Space* - An accessible and usable space of not less than 9’ x 20’ in size for storage of automobiles. Such space(s) is located at any point on the lot except that portion within the required setback from any street (see also “Parking Space”).

Glazed Brick - A brick which has been glazed and fired on one side.

Hop Roof - A roof with four uniformly pitched sides.

Joist - Any small timber laid horizontally to support a floor or ceiling.

Lintel - The horizontal member above a door or window which supports the wall above the opening.

Mansard - A roof with two slopes on each side, the lower slope being much steeper; frequently used to add an upper story.

Masonry - Wall construction of such material as stone, brick, and adobe.

Mullions - The divisional pieces in a multi-paned window.

Muntin - A small, slender wood or metal member which separates the panes of glass in a window.

Parapet - The part of a wall which rises above the edge of a roof.

Parking Space* - An accessible and useable space on the building site located off the street with access thereto for the parking of automobiles. Standard parking space size is 9' x 20'. Compact parking space size is 8' x 16'. Handicapped accessible parking space is 14' x 20'. Double Handicapped accessible space available (see Section 17.54.070).

Pier - A stout column or pillar.

Pilaster - A column attached to a wall or pier.

Pitch - The slope of a roof expressed in terms of a ratio of height to span.

Porch - An outside walking area having the floor elevated more than eight inches above grade.

Portal - The principal entry of a structure.

Purlin - A horizontal structural member parallel to the ridge, support the rafters. Can extend out from the gable.

Quoins - Heavy blocks, generally of stone, used at the corner of a building to reinforce masonry walls.

Rafter - A sloping structural member of the roof that extends from the ridge to the eaves and is used to support the roof deck, shingles, or other roof coverings.

Reveal - The vertical side section of a doorway or window frame.

Ridge - The highest line of a roof when sloping planes intersect.

Sash - The part of the window frame in which the glass is set.

Setback Front* - The depth of an area along the entire front of any lot within which no building or structure may be permitted except as provided in the Zoning Ordinance.

Setback, Rear* - The depth of an area along the entire rear of any lot within which no building or structure may be permitted except as provided in the Zoning Ordinance.

Setback, Side* - The depth of an area along the entire side of any lot within which no building or structure may be permitted except as provided in the Zoning Ordinance.

Shake - Split wood shingles.

Shed Roof - A sloping, single planed roof as seen on a lean-to.

Sill - The exterior horizontal member on which a window frame rests.

Shiplap Siding - Early siding consisting of wide horizontal boards with "u" or "v" shaped grooves.

Slate - Thinly laminated rock, split for roofing, paving, etc.

Soffit - The finished underside of an eave.

Story* - That portion of a building included between the surface of the next floor above it, or if there is not floor above it, then the space between the floor and the ceiling next above it.

Stringcourse - A narrow horizontal band extending across the façade of a building and in some instances encircling such decorative features as pillars or engaged columns; may be flush or projecting, and flat, molded or richly carved.

Veranda* - A roofed porch sometimes stretching on two sides of a building.

Yard* - Required open space other than a garage space or area created by the front setback or by building lines on the same lot with a building which open space is unoccupied and unobstructed from the ground upward, except by eaves or uncovered porches. In order for any such open space to be deemed as yard area, it must have a minimum dimension on any side of not less than ten (10) feet.

B. Glossary of Design Terms

Asymmetry - The balanced arrangement of different elements without a common axis.

Balance - Is another important aspect of rhythm. Balance can be described in terms of symmetrical and asymmetrical elements. An important feature of balance is that it is very often achieved by matching differing elements which, when perceived in whole, display balance.

Emphasis - Describes the use of elements which call attention to themselves. Emphasis is an important feature in creating balance when using dissimilar elements. Canopies and balconies are examples of elements which, when emphasized properly, can assist in presently a balanced look.

Emphasis also can be found within strip developments of malls by the location of a more massive or monumental building, such as a major department store. The emphasis provides a directional guide because it creates a point of reference for the users. Emphasis can also be used as a directional element such as the emphasis at a store entrance or mall entrance.

Mass - Mass describes three dimensional forms, the simplest of which are cubes, boxes (or "rectangular solids"), cylinders, pyramids, and cones. Buildings are rarely one of these simple forms, but generally are composites of varying type of assets. This composition is generally described as the "massing" of forms in a building. Building in Placer County which are contiguous such as linear strip developments appear more two-dimensional than buildings which stand alone (freestanding buildings).

During the design process, massing is one of many aspects of form considered by an architect or designer, and can be the result of both exterior and interior design concepts. Exterior massing can identify an entry, denote a stairway, or simply create a desirable form. Interior spaces (or lack of mass) can be designed to create an intimate space or perhaps a monumental entry. Interior spaces create and affect exterior mass, and exterior mass can affect the interior space.

Mass and massing are inevitably affected by their opposite, open space. The lack of mass, or creation of perceived open space, can significantly affect the character of a building. Architects often call attention to a lack of mass, by defining the open space with low walls or railings.

Landscape architects also use massing in design such as in grouping of plants with different sizes and shapes. These areas are intended to be perceived as a whole rather than as individual trees of shrubs. Plant masses can be used to fill a space, define the boundary of an open area, or extend the perceived form of an architectural element.

Pattern - The pattern of material can also add texture and can be used to add character, scale, and balance to a building. The lines of wood siding and the many types of brick bonds are examples of how material can be placed in a pattern to create texture. The natural texture of rough wood shingles exhibit texture by the nature of the material and by the pattern in which the shingles are placed.

Proportion - Proportion deals with the ratio of dimension between elements. Proportion can describe height to height ratios, width to width ratios, width to height ratios, as well as ratios of massing. On a larger level, proportion can be perceived in the Placer County industrial area as a whole by the relationship of buildings and streetscape elements to each other. Landscaping can be used to establish a consistent rhythm along a streetscape, which will disguise the lack of proportion in building size and placement.

Rhythm - The regular or harmonious recurrence of lines, shapes, forms, elements or colors, usually within a proportional system.

Scale - Scale is the measurement of the relationship of one object to another object. The scale of a building can be described in terms of its relationship to a human being. All of the components of a building also have a relationship to each other and to the building as a whole which is the "scale" of the components. Generally, the scale of the building components also relate to the scale of the entire building.

The relationship of a building, or portions of a building, to a human being is called its relationship to "human scale". The spectrum of relationships to human scale ranges from intimate to monumental. Intimate usually refers to small spaces or detail which is very much in keeping with the human scale, usually areas around eight to ten feet in size. These spaces feel intimate because of the relationship of a human being to the space. The distance of eight to ten feet is about the limit of sensory perception of communication between people including voice inclination and facial expression. This distance is also about the limit of an up stretched arm reach for human beings which is another measure of human scale. The components of a building with an intimate scale are often small and include details which break those components into smaller units.

At the other end of the spectrum, monumental scale is used to present a feeling of grandeur, security, timelessness, or spiritual well being. Building types which commonly use the monumental scale to express these feelings are banks, churches, and civic buildings. The components of this scale also reflect this grandness, with oversized double door entries, 18-foot glass storefronts, or two-story columns.

In Placer County many factors influence scale, including the buildings, landscape, and streetscape. Many components of the area represent a grand scale, including buildings, traffic signals, street lights, signs, and tall landscaping. The image of grandness is one important reason for the use of the large scale, but function and economic necessity also contribute. Bowling alleys designed for large groups and major stores with huge inventories require large buildings. However, many of these buildings also can address human scale by using smaller scale components on the first floor, such as roof overhangs and seven-foot high entry doors.

Landscape or hardscape elements can also bring human scale to a large building by introducing features such as a tree canopy, leaf textures, and fragrance. Plants can complement the scale of the architecture, as when large trees are used next to tall buildings, or small trees to accent a building component such as an entry.

Surface Materials - can be used to create a texture for a building - from the roughness of stone or a ribbed metal screen to the smoothness of marble or glass. Some materials, such as wood, may be either rough (such as wood shingles or resawn lumber) or smooth (such as clapboard siding).

Symmetry - The balanced arrangement of equivalent elements about a common axis.

Texture - Texture refers to variations in the exterior façade and may be described in terms of the roughness of the surface material, the patterns inherent in the material or the patterns in which the material is placed. Texture and the lack of texture influence the mass, scale, and rhythm of a building. Texture also can add intimate scale to large buildings by the use of small detailed patterns, such as brick masonry.

C. Glossary of Preservation Terms

Preservation - The treatment of an existing building to stop or slow deterioration, stabilize the structure and provide for structural safety without changing or adversely affecting its fabric or appearance.

Restoration - The careful and meticulous return of a building to its appearance at a particular time period, usually on its original site, by removal of later work and/or replacement of missing earlier work.

Reconstruction - The construction, on its original site, or a replica of a building or facility, which no longer exists, based upon archeological, historical, documentary, and physical evidence. Both modern and traditional construction techniques may be used

Reconstitution - The piece-by-piece reassembly of a building either en situ or on a new site. Reconstitution en situ replaces buildings damaged by disasters such as war, earthquake, or flood, where most of its parts remain; reconstitution at a new site is usually the result of changes in land use and redevelopment programs.

Rehabilitation, Renovation - The modification of or changes to an existing building in order to extend its useful life or utility through repairs or alterations, while preserving the features of the building that contribute to its architectural, cultural or historic character.

Recycling, Adaptive - The reuse or new use of older structures that would otherwise be demolished, often involving extensive restoration or rehabilitation of the interior and/or exterior.

d. Glossary of Sign Terms

Building Sign* - A sign which is attached flat against a building and does not project outward nor extend above the principal roof line.

Sign* - Anything whatsoever placed, erected, constructed, posted, painted, printed, tacked, nailed, glued, stuck, carved, or otherwise fastened, affixed or made visible for out-of-door advertising purpose in any manner whatsoever on the ground or on any tree, wall, bush, rock, post, fence, building, structure, or thing whatsoever. Sign does not include:

(a) Official notices issued by any court or public officer;
(b) Notices posted by any public officer in performance of a public duty or by any person giving legal notice; and
(c) Directional, warning and/or traffic signs or structures required or authorized by law which are erected and maintained by the State of California or subdivision or agency thereof.

Sign, Freestanding* - Any appurtenant sign not attached to a building.

Sign, Directional* - Signs, other than those required or authorized by law, which direct the reader to the location of a facility or group of facilities for which the sign is erected and which describe the characteristics and services available at such facility or group of facilities as historical points of interest, institutions (such as churches, schools, and colleges), and commercial areas providing services commonly used by motorists while traveling. (See Section 17.54.170 of the Zoning Ordinance for specified areas).

Sign, Outdoor Advertising* - Any sign other than on-site Signs, Directional Signs, and Political signs (See Section 17.54.170).

Sign, Election, Campaign, political Advertising* - Any sign announcing, advertising, publicizing, promoting or giving notice of any political party, candidate, group of candidates, or any campaign, election or political matter.

Sign, Projecting* - A sign attached to a vertical building wall that projects outward and does not extend above the principal roof line.

Sign, Informational* - An on-site non-advertising sign which is intended to provide service or directional information to the public. Information signs, these signs may include; but are not limited to information such as “restroom”, “telephone”, “service entrance”, and “hours of operation”.

Sign Area, Area of a Sign, Signage - See Placer County Zoning Ordinance.

Canopy - A roof like covering, as a canvas, on a frame that is affixed to a building projecting over a sidewalk portion of a way, and carried by a frame supported upon the ground or sidewalk.

Sign, Facing or Face- The surface of a signboard, background area, and structural trim upon, against or through which a message is displayed or illustrated on the sign.

Sign, Ground - A freestanding sign located on or close to the ground, the top of which shall not be higher than four (4) feet above the ground.

Historic Marker - Signs or makers approved by the County, State, or Federal Government to be located on historic sites, points, or structures, to describe directions to such from prominent, vis8ible locations within the public right-of-ways.

Sign, Interior - Any sign located completely within a building and attached to a glass door or window.

Sign, On-Site - Any structure, housing, sign, device, figure, statuary, painting, display, message placard, or other contrivance, or any part thereof used to advertise, or to provide data or information in the nature of advertising, for any of the following purposes:

(1) To designate, identify, or indicate the name or business of the owner or occupant of the premises upon which the advertising display is located.
(2) To advertise the business conducted, services available or rendered, or the goods produced, sold, or available for sale, upon the property where the advertising display has been lawfully erected.

Sign, Permanent - Any on-site sign as defined above, intended to be erected and maintained for more than sixty (60) days.

Sign, Portable - A free-standing sign not permanently affixed, anchored, or secured to the ground or a structure on the lot it occupies.

Sign, Primary Wall - The surface area of the side of a main building which faces a circulation area open to the general public and has either a main window display or an entrance in regular use by the general public. Each enterprise having a main window display or entrance or exit for the exclusive use of such enterprise may be credited with its own building frontage.

Sign, Secondary Wall - A sign located on any building face fronting on a street or parking lot frontage other than that of the primary wall sign.

Sign, Standing or Pole - A free-standing sign not exceeding fifteen (15) feet in height with eight (8) feet of clearance under the sign area and erected upon supporting devices or stands.

Sign, Wall - A sign not securely affixed to a wall and parallel to the face of such wall, not projecting beyond the building face fronting on a street or parking lot nor above the highest line of the building to which it is attached.

A wall sign should be no higher than the lowest of the following (a) twenty-five (25) feet above grade; (b) the bottom of the sills of the first level of windows above the first story; or the cornice line of the building.

If attached to a parapet, a sign shall not exceed height of the parapet.

Structure, Outdoor Advertising - Any structure of any kind or character erected or maintained for outdoor advertising sign purposes.